



DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport. After passing St Pierre Marriott Golf Resort on your left at the next roundabout take the first exit and then first left. After around ½ mile you will find the site entrance on your left-hand side accessed via wrought iron gates. Follow the numbering along the one-way road system, where you find the property.

SERVICES

Metered LPG gas and electric, all other mains services connected.

MAINTENANCE AND SERVICE CHARGE

The property is subject to communal ground rent and maintenance charges that equate to around £250 pcm including water rates. This charge is assessed in September every year.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



**43 ST PIERRE COUNTRY PARK, PORTSKEWETT,
CALDICOT, MONMOUTHSHIRE, NP26 5TT**



ASKING PRICE £197,500

**Sales: 01291 629292
E: sales@thinkmoon.co.uk**

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.
Moon & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

43 St Pierre Park comprises a well appointed modern park home situated within this popular site. With stunning views over the surrounding countryside towards the Severn Estuary this property occupies a particularly sought after position within the park. With open plan kitchen/dining/living room and access to two double bedrooms, one with en-suite and family bathroom. Outside the property offers private veranda and low maintenance gardens. Being situated in Portskewett a range of facilities are close at hand to include shop, pharmacy, pub and restaurant. With a further range of amenities in nearby Caldicot and Chepstow. There is a bus stop located opposite the site offering superb transport links.

KITCHEN/LIVING/DINING ROOM
5.9m x 4.6m (19'4" x 15'1")

A fantastic open plan space offering a kitchen area appointed with a matching range of base and eye level storage units and worktops. With integrated washing machine, dishwasher, fridge, wine fridge and freezer as well as inset 4 ring hob and electric oven and extractor over. Stainless steel one and a half bowl and drainer sink with chrome mixer tap. Subway tiled splashbacks and tiled floor. There are French doors to veranda, velux rooflights and full height windows flooding in natural light. Feature electric fire and large Panasonic wall mounted TV.

INNER HALLWAY
With access to bedrooms and family bathroom.

BEDROOM ONE
4.1m x 3.2m (13'5" x 10'5")
uPVC double glazed window to side elevation. This double bedroom benefits from a range of fitted wardrobes and bedroom furniture. Access to en-suite.

EN-SUITE
Comprising a white suite to include low level wc, corner shower cubicle with mains fed shower over. Wash hand basin with chrome mixer tap and vanity unit with storage, chrome heated towel rail. With tiled flooring and frosted upvc double glazed window to side elevation.

BEDROOM TWO
3.25m x 2.95m (10'8" x 9'8")
uPVC double glazed window to side elevation. Benefiting from fitted storage cupboards one housing the boiler. Loft access

BATHROOM
Modern bathroom comprising a white suite to include low level wc, wash hand basin with chrome mixer tap inset into vanity unit. Panelled bath with chrome taps and mains fed shower over and glass shower screen. Ceramic tiled floor and walls.

OUTSIDE
The property offers private parking area with access to gardens laid to stone providing a low maintenance area. With veranda benefiting from commanding views.

