



### DIRECTIONS

From Chepstow town centre, 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 approximately ½ mile you will find the site entrance on your left-hand side accessed via wrought iron gates.

### SERVICES

Mains electricity and communal LPG (both metered). Water and shared drainage system is part of the management fee.

### MAINTENANCE AND SERVICE CHARGE

The property is subject to communal ground rent and maintenance charges that equate to approximately £280.00 pcm including water rates. This charge is assessed in September annually.

### TENURE - LEASEHOLD

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



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



**£179,995**

**Sales: 01291 629292  
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**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. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**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.



This property offers comfortable rural living in this attractive park home development, located between the popular towns of Chepstow and Caldicot within the county of Monmouthshire. The development is maintained to a high standard proving very popular with owners. There is a bus service with stop just outside the park entrance and easy road links to Caldicot, Chepstow, A48, M48 and M4 motorway networks.

#### **OPEN PLAN KITCHEN/LIVING/DINING ROOM**

**5.89m x 4.83m (19'4" x 15'10")**

A most attractive and impressive reception area with full height vaulted ceiling, with French door to covered veranda with attractive views toward the Severn Estuary and beyond. Spacious living and dining area with wood burning stove, open plan to the contemporary kitchen with an excellent range of storage units with built-in washing machine, fridge, four ring gas hob with extractor over and oven below and drinks fridge. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap.

#### **INNER HALLWAY**

Velux rooflight.

#### **BEDROOM 1**

**3.28m x 2.95m minimum excluding dressing area (10'9" x 9'8" minimum excluding dressing area)**

A spacious double bedroom with window to side elevation. Dressing area with a range of mirror-fronted wardrobes. Giving access to: -

#### **EN-SUITE SHOWER ROOM**

Appointed with a three-piece suite to include step-in shower cubicle, low-level WC and wash hand basin set into storage unit. Frosted window to side elevation.

#### **BEDROOM 2**

**3.51m x 2.84m (11'6" x 9'4")**

With window to side elevation. Access to roof space and storage cupboard. Window to side elevation.

#### **SHOWER ROOM**

With step-in shower, low level WC and wash hand basin set into storage unit. Window to side elevation. Tiled walls.

#### **OUTSIDE**

A most attractive feature of these park homes are the covered verandas with outdoor lighting, composite decking overlooking the private gardens with extensive views toward the Severn Estuary and beyond.

#### **MAINTENANCE AND SERVICE CHARGE**

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#### **SERVICES**

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