



23 Severn Bridge Park Homes

Beachley, Chepstow, Gloucestershire, NP16 7HQ



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NP16 7HQ

- Detached park home
- Offered with No Onward Chain
- Spacious lounge
- Kitchen/dining area
- Conservatory
- Master bedroom with built in wardrobes
- Further single bedroom with build in wardrobe
- Family bathroom
- Storage cupboard
- Views towards Severn Bridge & River Wye
- Close to Chepstow Town with excellent rail & road network

Guide Price
£115,000

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Monmouthshire, NP16 5HZ
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Description

Offered to the market with the benefit of No Onward Chain is this well-presented two-bedroom park home enjoying attractive views towards the River Severn and Severn Bridge. The accommodation comprises an entrance hall, kitchen/dining area, spacious lounge with feature fireplace, conservatory, two bedrooms and a bathroom. Outside, the property benefits from well-maintained gardens with vegetable beds, two useful storage sheds and a pleasant rear garden overlooking the river.

Situation

Chepstow town centre is approximately three miles away, accessible by bus stop at the entrance to the site, providing a range of facilities to include shops, restaurants, leisure facilities, schools, pubs, road, bus and rail links and the village of Sedbury is just over a mile away providing local facilities including supermarket, doctors surgery, chemist, post office and gastro pub.

Accommodation

The property is approached via steps leading to the entrance hall, which provides access to the principal accommodation and benefits from a useful linen cupboard. Positioned to one side of the home is the kitchen/dining area, fitted with a range of wall and base units providing ample storage and worktop space. The kitchen features a stainless steel sink and drainer, space for a cooker and washing machine, and offers room for a breakfast table, creating a practical space for day-to-day living. The kitchen opens through to the spacious lounge, a bright and welcoming reception room benefitting from a front aspect bay window, storage cupboard and a feature fireplace with electric fire, creating an attractive focal point. Patio doors from the lounge leads into the conservatory, which enjoys pleasant views across the rear garden and river beyond, with direct access to the outside, providing an ideal space to relax and enjoy the surrounding outlook. Returning to the entrance hall, access is provided to the remaining accommodation. The property benefits from mains gas central heating and hot water, supplied by a Baxi combination boiler. There are two bedrooms, with bedroom one being a comfortable double room benefitting from built-in wardrobes. Bedroom two is a single room, also featuring a built-in wardrobe, making it ideal as a guest bedroom, study or hobby room. The bathroom is fitted with a bath incorporating a shower over, pedestal wash hand basin and WC.

Outside

The property enjoys well-maintained outside space, with a side garden incorporating vegetable beds together with two useful storage sheds. To the rear is a pleasant garden enjoying attractive views across the river towards the Severn Bridge, providing an ideal space to relax and enjoy the surrounding outlook. Resident parking is directly to the front of the park home, with additional guest parking nearby.

Agents Note

Please note there is an age restriction on the development, you must be aged 50 or over to be eligible for living on site.

There is a site fee ground rent payable which is circa. £242 per month which includes water and sewerage rates as well as general communal maintenance.

Pets are welcome.

On resale of the home 10% of the selling price will be payable to the site owners.

Services

All mains services are connected.

Local Authority

Forest of Dean District Council. Council Tax Band A.

Tenure

We are informed the property is Leasehold, intending purchasers should verify this with their solicitor.

Viewing

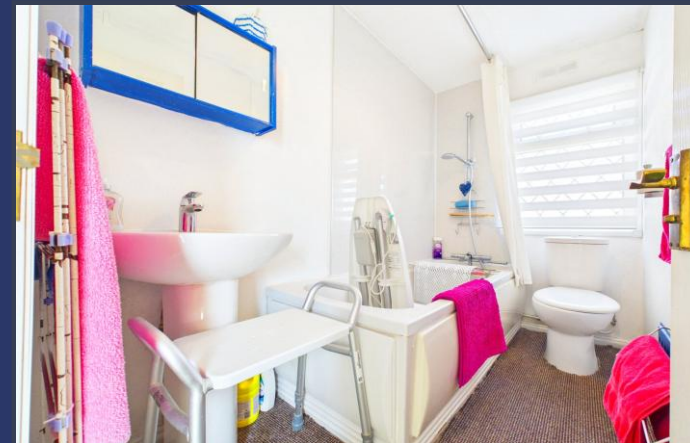
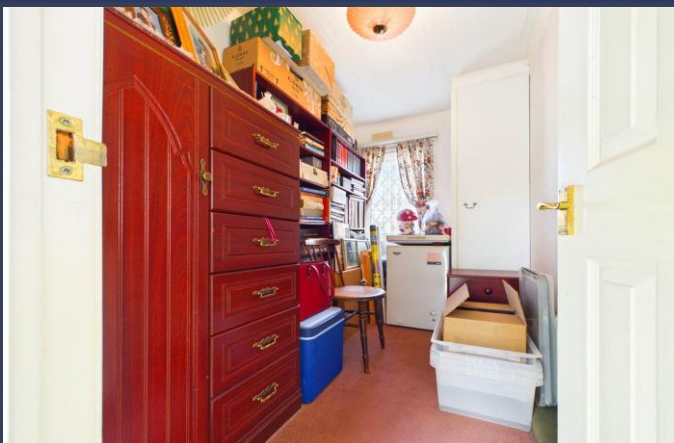
Strictly by appointment with the Agents: David James, Chepstow

PLANS AND PARTICULARS

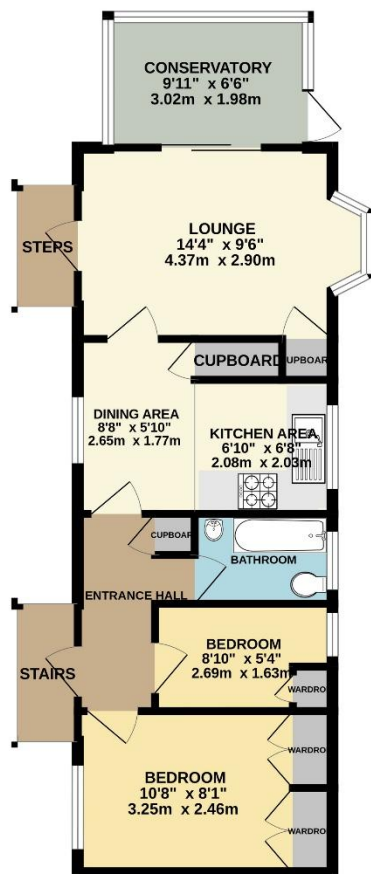
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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