



31 Severn Bridge Park Homes

Beachley, Chepstow, Gloucestershire, NP16 7HQ



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- Detached park home
- Lounge/Dining room
- Kitchen/Breakfast room
- Two double bedrooms
- Master bedroom with en suite and walk in wardrobe
- Secondary bedroom benefits from built in wardrobes
- Bathroom with shower cubicle
- Wrap around patio garden
- Views towards Severn Bridge & River Wye
- Close to Chepstow Town with excellent rail & road network

Guide Price
£199,950

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Description

Well-presented two double bedroom park home enjoying pleasant views across surrounding fields within a popular residential park development. The property offers a spacious kitchen/breakfast room with an external door providing access to the outside, together with a generous lounge/diner featuring a fireplace. There are two double bedrooms, the principal benefitting from a walk-in wardrobe, fitted storage and en suite shower room, whilst a separate main shower room provides additional practicality. Outside, the home enjoys rear and side patio seating areas, countryside views, two sheds and a greenhouse.

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 all principal rooms and benefits from a useful storage cupboard. Positioned to one side of the home is the spacious kitchen/breakfast room, fitted with a range of wall and base units providing extensive storage and worktop space. The kitchen offers space for a washing machine, dishwasher and fridge/freezer, with an external door providing access to the outside. The lounge/diner is a spacious reception room, benefitting from a feature fireplace, creating an attractive focal point. A door leads through to the entrance hall, whilst a separate inner hallway provides access to the bedrooms and includes an airing cupboard housing the boiler. The property benefits from mains gas central heating and hot water. There are two double bedrooms positioned within the property. Bedroom one is a side aspect double room benefitting from built-in drawers and a walk-in wardrobe. The en suite shower room comprises a corner shower cubicle, pedestal wash hand basin, WC and rear aspect window. Bedroom two is also a double room and benefits from a built-in wardrobe and additional storage cupboards and a side aspect window. In addition to the en suite, the property benefits from a main shower room fitted with a double shower, pedestal

wash hand basin, WC and side aspect window, providing further practicality for day-to-day living and guests.

Outside

The property enjoys attractive outside space with a patio area to the rear, enjoying pleasant views across the surrounding fields, together with a further side patio providing additional seating or entertaining space. The outside space is well arranged and benefits from two useful sheds and a greenhouse, providing excellent additional storage and practicality.

Services

All mains services are connected.

Tenure

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

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. £171 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.

Local Authority

Forest of Dean District Council. Council Tax Band A.

Viewing

Strictly by appointment with the Agents:

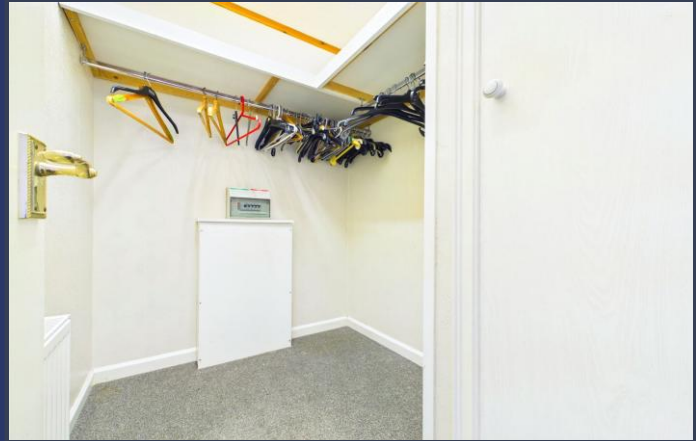
David James, Chepstow

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

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
846 sq.ft. (78.6 sq.m.) approx.

