



5 Severn Bridge Park Homes
Beachley, Chepstow, Gloucestershire, NP16 7HQ

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Two double bedroom park home with modern kitchen, spacious bay-fronted lounge and generous wrap-around garden with lawn, decking and a substantial shed.

- Detached park home
- Living room
- Kitchen
- Dining room
- Two double bedrooms
- Bathroom with double shower
- Gardens to side and rear
- Views towards Severn Bridge & River Wye
- Close to Chepstow Town with excellent rail & road network
- Offer with No Onward Chain

Guide price
£169,950

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Description

Well-presented two double bedroom park home set on a generous wrap-around plot in the popular Severn Bridge Park development. The property offers a modern fitted kitchen leading to a separate dining room and spacious bay-fronted lounge. There are two rear aspect double bedrooms, the principal benefitting from built-in wardrobes. The bathroom features a contemporary double shower with vanity wash hand basin and WC. Outside, the home enjoys lawned and decked seating areas, established planting, and a useful shed, all backing onto countryside with views of the Severn Estuary.

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 includes a useful storage/cloaks cupboard. Positioned to one side of the home is the kitchen, fitted with a range of modern wall and base units offering ample storage and worktop space. The property benefits from mains gas, with a combi boiler replaced in 2023, providing efficient central heating and hot water. The kitchen leads through to a separate dining room, creating a defined space for dining, leading through to the spacious lounge, a particularly generous reception room. The layout offers a practical yet open flow between the living spaces. There are two double bedrooms located to the rear of the property. The principal bedroom benefits from built-in wardrobes and fitted drawer storage, maximising usable space. The second bedroom is also a double room with a rear aspect window. The shower room has been refitted to provide a double shower, wash hand basin with under-basin storage, and WC.

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.

Outside

The property enjoys a notably generous wrap-around garden. To the front, the garden is predominantly laid to lawn and bordered by established plants and shrubbery, creating an attractive and private outlook. To the rear, a patio area offers a pleasant seating space. One side of the garden is laid to decking, providing additional seating areas positioned to enjoy the far reaching countryside views towards the Severn Estuary, whilst not being overlooked. The outside space is spacious and well arranged, offering multiple areas for relaxation and outdoor dining. A substantial external shed is situated to the rear of the property, providing excellent additional storage.

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.

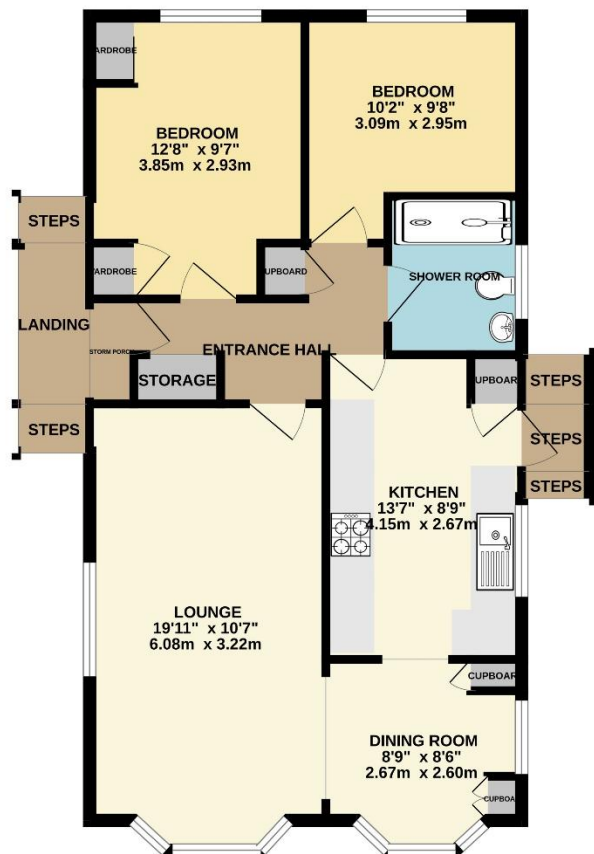
Viewing

Strictly by appointment with the Agents: David James,
Tel 01291 626775

Ref: CHE260041



GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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 is given as to their operability or efficiency can be given.
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