

**39 St Pierre Country Park
Caldicot, NP26 5TT
£134,950**

A rare opportunity to acquire a brand new holiday park home, excellently located in this sought after Holiday Park with spectacular views over St Pierre Golf & Country Club and beyond. The property comprises of; super open plan kitchen/dining/living area with a feature vaulted ceiling and integrated appliances, inner hallway giving access to the master bedroom with en-suite shower room, double guest bedroom and family bathroom. There is also a balcony which is accessed via the open plan kitchen/dining/living area. Block paved parking and loose stone chipped gardens for ease of maintenance. The property itself is situated towards the end of a small cul-de-sac of similar properties and must be viewed to be fully appreciated. The park itself is accessed via remotely operated, double, wrought iron electric gates. There is also a site office with communal laundry facility available. Furthermore the property comes fully furnished and viewing is highly recommended. UPVC double glazing is also included. LPG gas combination boiler providing domestic hot water and central heating. St Pierre Country Park is open for 52 weeks of the year but anyone purchasing the property does need to be aware that you will need a second address to be registered at.



- A unique opportunity to purchase a brand-new holiday park home
- Offering superb views across the Bristol Channel, Severn Bridge and coastline beyond.
- Small, intimate and well-kept park with facilities and amenities.
- Two-bedroom unit, one with en-suite shower-room (36ft. x 16ft. unit)
- Located within the well-established St. Pierre Country Park
- Super open plan living, kitchen and dining space, with a vaulted ceiling feature
- Added benefit of low maintenance garden areas, off-street parking and balcony areas
- Sold under a Holiday License (second home), available to use for 52 weeks of the year

ACCOMMODATION

Kitchen/Dining/Living Area 5.82m (19'1") max 4.65 (15'3") min x 4.67m (15'4")

Wow! Super open plan area with feature vaulted ceiling. Integrated appliances to the kitchen with UPVC double glazed door leading to the balcony and access to the inner hallway.

Inner Hallway

Doors off, storage cupboard and loft access point.

Master Bedroom 8' 9" x 7' 5" (2.67m x 2.26m) (minimum excluding)

Wardrobe recess. Appointed with a range of fitted bedroom furniture and fitted double bed, UPVC double glazed window to side elevation, one double panelled radiator and access to en-suite.

En-suite Shower Room

White suite to include low level W/C, pedestal wash hand basin with mirror and lighting over, cubicle with mains fed shower, chrome towel radiator, extractor fan, obscure double glazed window to side elevation.

Bedroom 10' 9" x 7' 5" (3.28m x 2.26m)

Appointed with a range of fitted bedroom furniture including two fitted single beds, UPVC double glazed window to side elevation, one double panelled radiator.

Bathroom

White suite to include low level dual push button flush W/C, wash hand basin. Chrome mixer tap, vanity storage unit, mirror and lighting over, shower bath with mains fed shower, tiling to walls, ceramic tiled floor, chrome towel radiator, extractor fan, obscure double glazed window to side elevation.

Outside

Allocated parking for one vehicle plus further guest parking near the site office.

Gardens

Loose stone chipped gardens for ease of maintenance.

Services

LPG gas central heating, private drainage, mains electricity.







MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.