

**42 St Pierre Country Park  
Caldicot, NP26 5TT**

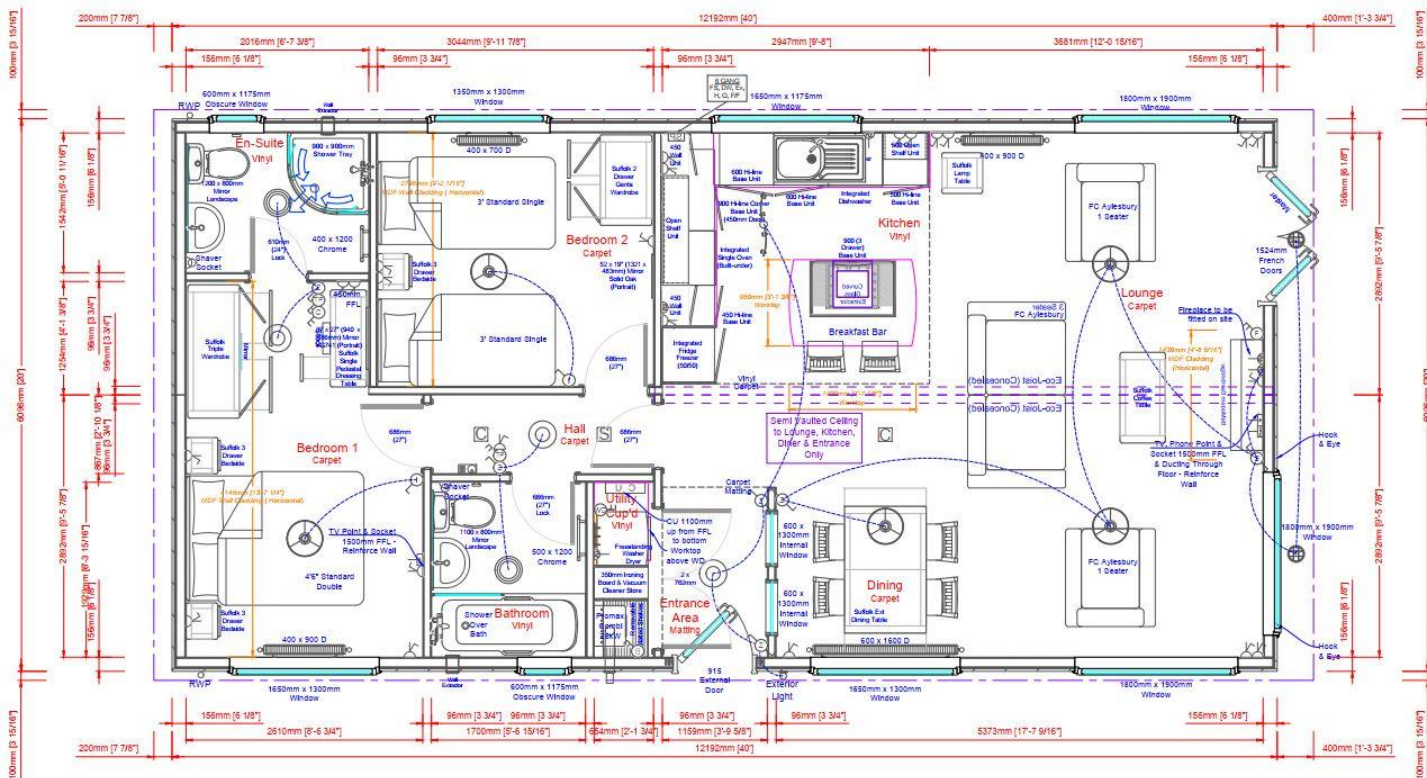
**Price on Application**

A rare opportunity to acquire a brand-new holiday park home, excellently located in this sought-after development within an enviable position with views over St Pierre Golf & Country Club and beyond. The plot 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. Purchasers are able to choose their internal specification and design.



- **A unique opportunity to purchase a brand new holiday park home**
- **Offering superb views across the Bristol Channel, Severn Bridge and coastline beyond**
- **A 40ft x 20ft (approximate) unit to be sited once the purchaser has chosen specification and design. Prices available subject to specification**
- **Located within the well-established St. Pierre Country Park**
- **Small, intimate and well-kept park with facilities and amenities**
- **Added benefit of low maintenance garden areas, off-street parking and balcony areas**





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.