



alan
hawkins

Rawlins Park, Avebury, SN8 1RQ

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Separate Study/Hobbies Room
- Kitchen With Gas Hob
- Residential Site for the over 50's
- Yards from World Heritage Site of Avebury Stone Circle.
- 38 x 12 Park Home
- Dual Aspect Living Room
- Breakfast/Dining Area
- Parking On Site

28 Rawlins Park Avebury, SN8 1RQ

£60,000

Nestled just yards from the iconic Avebury Stone Circle, a World Heritage Site, this delightful 1-bedroom park home is located on a peaceful residential site for over-50s. Perfectly positioned for those seeking a tranquil lifestyle with a touch of history, this home offers both comfort and convenience.

Upon entering, you're greeted by a side entrance porch, providing a welcoming space to kick off your shoes. The well-equipped kitchen boasts a 4-ring gas hob, with ample space for an upright fridge freezer and washing machine. A cosy breakfast/dining area off the kitchen is ideal for casual meals, while the bright and airy dual-aspect living room invites natural light throughout the day, creating a warm and inviting space.

The home features a generous double bedroom, a bathroom, and a separate hobby/study room – perfect for those who work from home, pursue creative projects, or simply enjoy a quiet space.

Heating is by plug-in electric heaters, though the property is also fitted with a gas supply, offering future potential for an LPG heating system.

This park home is an ideal retreat for those seeking a manageable, low-maintenance living space in a unique location with plenty of local history and natural beauty right on the doorstep.



Viewings

**By appointment through Alan Hawkins
Property Sales. Tel: 01793 840 222**

Council Tax: Wiltshire

**Tax Band A For year 2023/24 = £1416.79
For information on tax banding and rates,
please call Wiltshire**

Management Fee

**Park Homes enjoy the security of tenure under
the Mobile Homes Act 1983.**

The current Pitch Fee of 2025 is £236.28 pcm

Standing Charge £5.85 pcm

Water charges £10.65 pcm

(reviewed annually In April)

**Rawlins Park is a privately owned licenced
residential site for the over 50's. Cats are
permitted with site owners permission.**

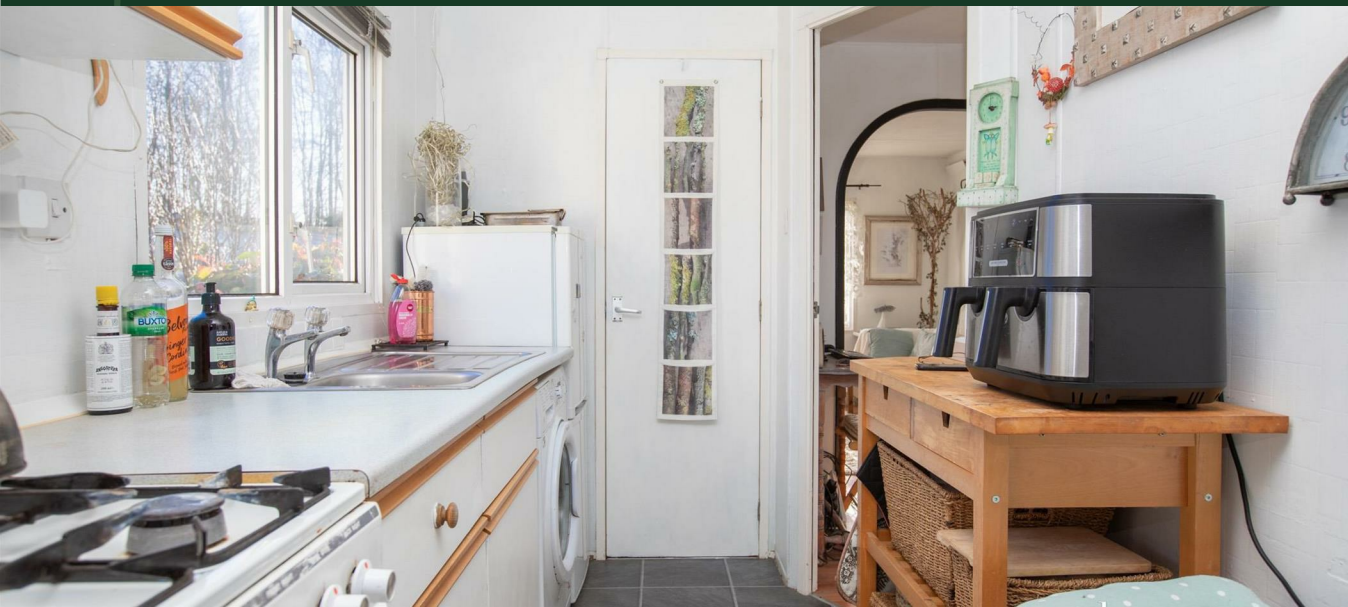
Gas - LPG Available On Site

Electric - Mains

Water - Mains

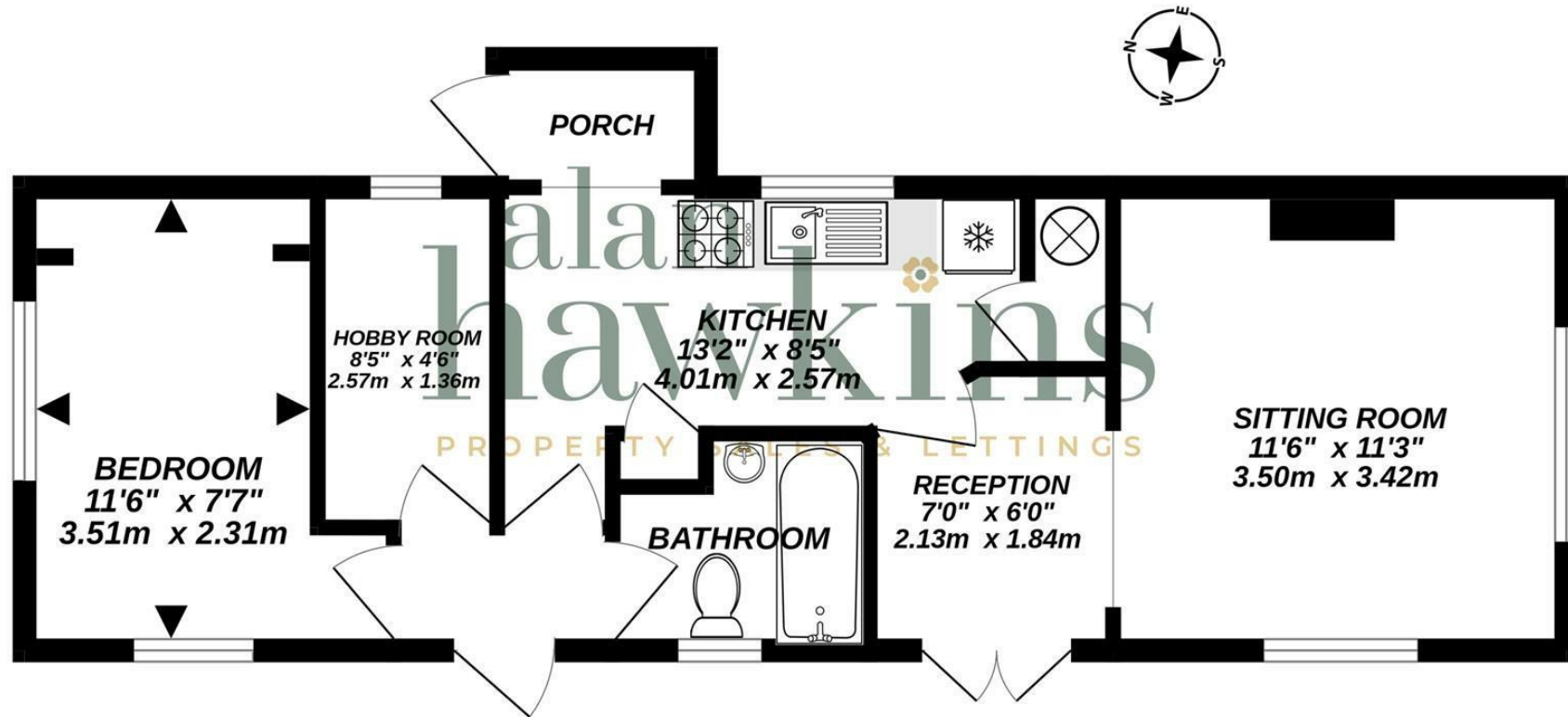
Drainage - Mains

**Internet - Up to * 76 Mbps available download
speed**



GROUND FLOOR

452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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