



Lillybrook Estate, Lyneham, SN15 4AA

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PROPERTY SALES & LETTINGS



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- Two Bedroom Park Home
- Two Receptions
- Kitchen & Dining Room
- Off Road Parking
- No Onward Chain
- 36ft x 20ft
- Cloakroom
- Side Porch
- LPG Central Heating

37 Lillybrook Estate Lyneham, SN15 4AA

**Offers in the region of
£109,950**

For sale with no onward chain is this two bedroom Omar manufactured park home, constructed in 1985 and measuring 36ft x 20ft situated on Lillybrook, a much favoured family run residential site in the village of Lyneham.

Internally the accommodation comprises an entrance hallway with cloakroom, two bedrooms, shower room with double width walk in shower, kitchen and separate dining room with a door to a rear lobby/porch and a double aspect living room with vaulted beamed ceiling.

Further benefits of this home include LPG central heating via an Alpha combination boiler, mains electric, mains drainage and mains water. This property also benefits off road parking to the front for one vehicle. To the outside are surrounding gardens laid mainly to lawn and include a patio and a garden shed.

For more information or to arrange a viewing contact Alan Hawkins Property Sales today.

Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2024/25 = £1,467.57
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Mobile Homes Act 1983

Pitch Fee

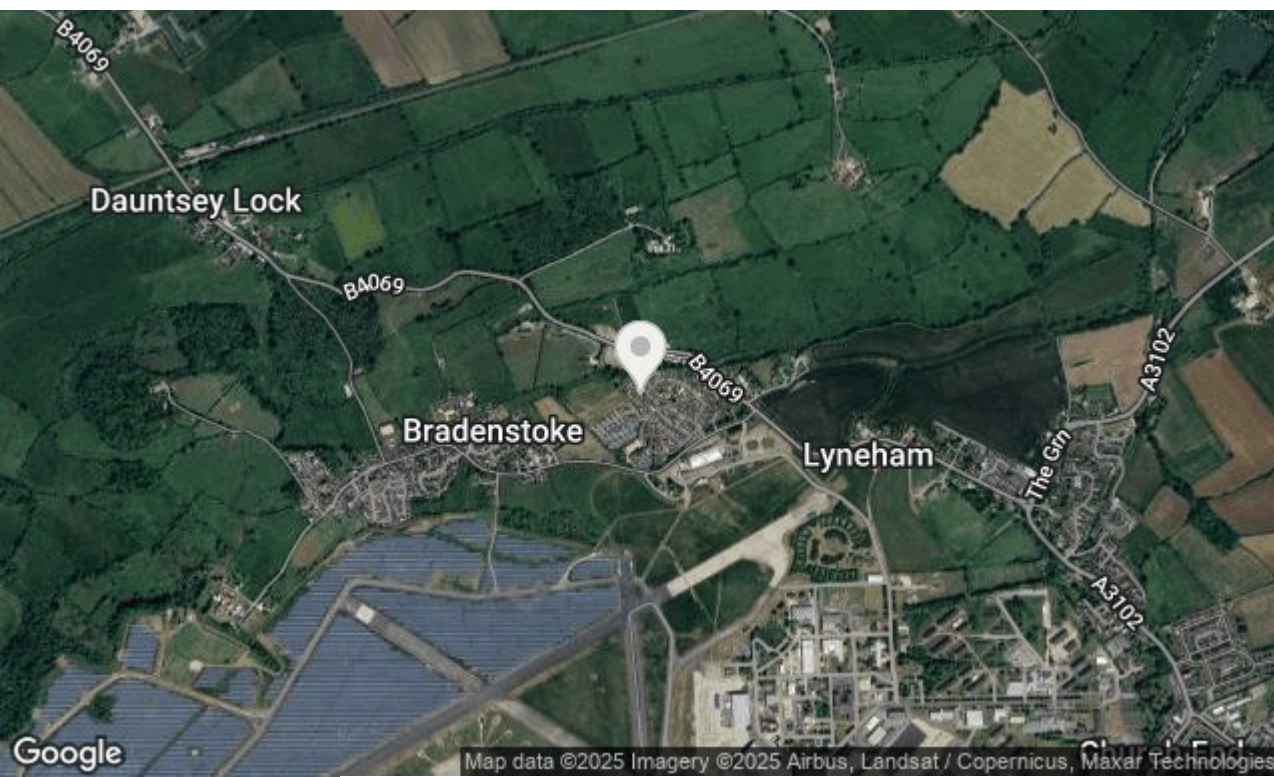
Mobile Homes Act.

Please note this home is on a 5% contract, whereas 5% is paid to the site owner upon a sale (not the usual 10%) There is a quarterly pitch fee of:

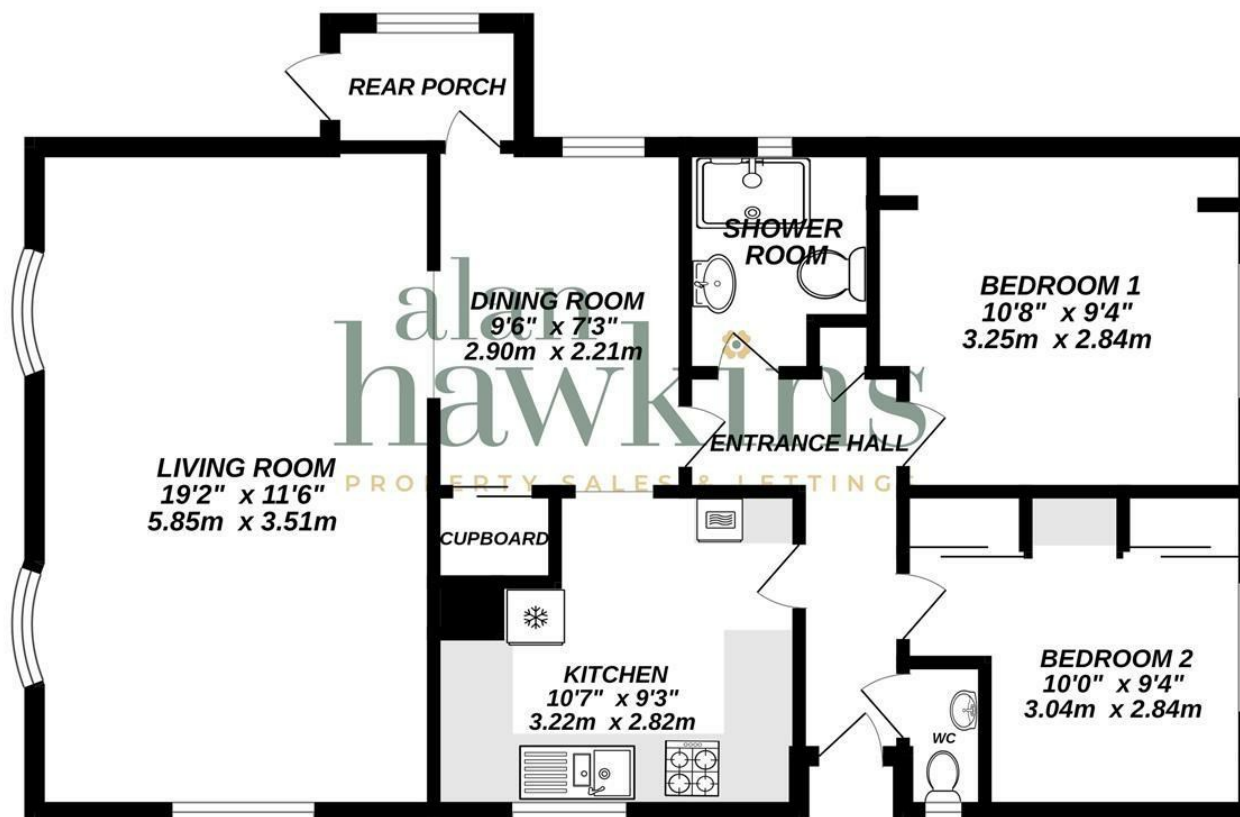
£602.72 per quarter. per quarter (reviewed on 1st Jan 2025)







GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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