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64 Lillybrook Estate, Lyneham, Chippenham, SN15

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£124,950

A well presented two bedroom 2006 Omar Oulten twin park home occupying a corner position on this favoured residential location of Lillybrook. Designed for easy wheel chair access features of this well cared for 34' x 20' home include a sunken base for level access, uPVC double glazing & electric fired radiator central heating system. Other features of note include wider than normal doors including an outer door to the master bedroom and accommodation which comprises a side porch, well fitted kitchen, inner hall, two bedrooms, refurbished shower room with easy access shower and a spacious lounge/dining room with triple aspect windows. Outside are neat, maintenance free gardens laid to paving and stone chippings are there is also a spacious garage adjacent with parking to the front. Offered with No Onward Chain, call Alan Hawkins Property Sales to arrange a viewing.

UPVC double glazed front entrance door gives access to the

Entrance Porch
UPVC double glazed. Wall light. Tiled-effect vinyl flooring. uPVC double glazed door then leads through to the

Kitchen
14'3" x 7'4"
Panel and casement window to both rear and side elevations. Two tracks of mini spotlights. Coved ceiling. Attractive range of white fronted units under beech block-effect post formed work surfaces, and comprising an inset double drainer stainless steel sink with drawers and cupboards under. Extended work surfaces to both sides with plumbing under for washing machine and further appliance space. Breakfast bar with, again, further appliance space beneath. Double and single floor units and a drawer unit. Ten single wall units. 'Logik' washing machine. Slimline dishwasher. Freestanding electric oven. Ceramic tiled surrounds. Cupboard housing hot water cylinder with dual immersion heaters on time clock. Also the separate electric central heating unit, controlled by electronic thermostat feeding the radiators. Telephone point. Extractor fan. Tiled-effect vinyl floor covering. Sliding door gives access to the

Inner Hallway
Pendant light. Coved ceiling. Radiator. Fitted carpet. Glazed double doors lead through to the

Lounge
19'2" x 11'
Two bay picture window to the front elevation. Picture windows to both side elevation. Two ceiling lights. Coved ceiling. Two radiators. Television point, satellite connection. Fitted carpet.

Bedroom One
11'6 x 10'11
Panel and casement window to the side elevation. French door to the rear. Access to shallow loft space. Top box storage. Coved ceiling. Radiator. TV co-ax lead. Telephone point. Fitted carpet.

Bedroom Two
10'11" x 7'4"
Panel and casement window to the side elevation. Pendant light. Coved ceiling. Radiator. Fitted carpet.

Shower Room
7'7" x 7'4
Panel and casement window to the side elevation. Pendant light. Coved ceiling. Extractor fan. High level

WC. Pedestal wash hand basin. Walk-in shower with glazed shower screen, plumbed shower. Radiator. Airing cupboard with electric heater, slatted shelving.

Outside
Block paved driveway to the Garage with up and over door. Light and power points. Eaves storage area. uPVC double glazed personal door to the rear. Gardens surround, laid to stone chippings with riven paved paths. To the rear is a further area with paving and stone chippings. Very neat, tidy and maintenance free.

Garage
19'7" x 9'10"
Electric up and over door.

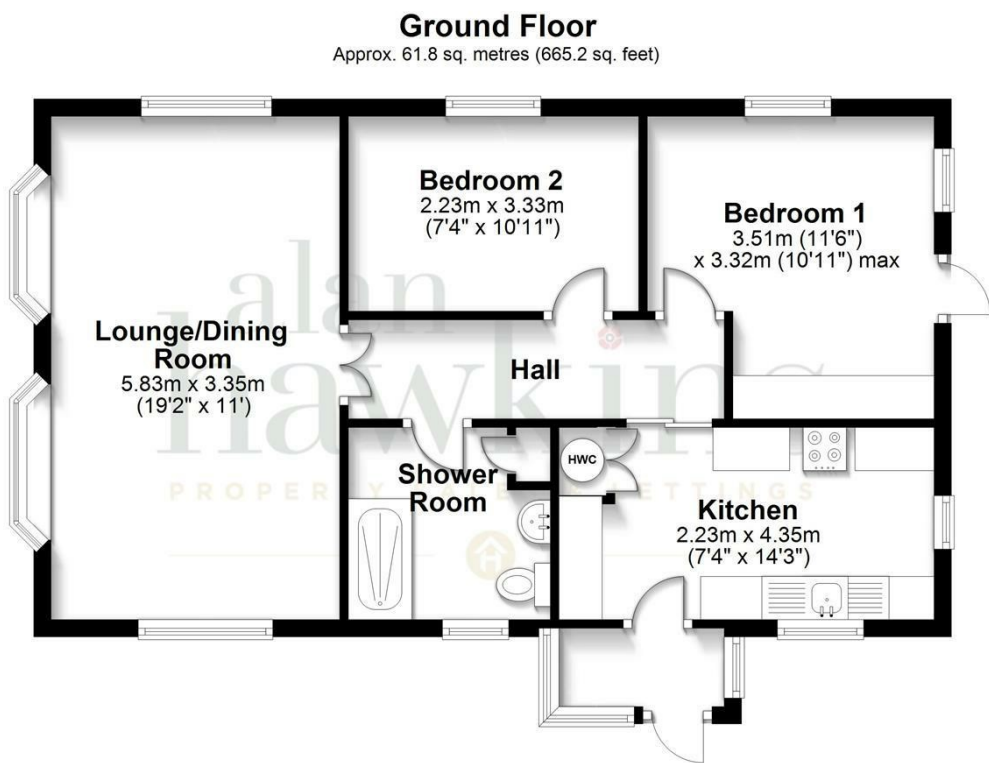
Lillybrook
Lillybrook Estate is situated in the North Wiltshire countryside located between the villages of Bradenstoke and Lyneham and is a registered residential site exclusively for the over fifties. Being predominantly open plan gardens, as a site they are unable to accommodate dogs, although visitors are welcome to bring their dog provided it is kept on a lead.

Council Tax - Wiltshire Council
Tax Band 'A'
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.

Pitch Fee £579.58 Per Qtr to include garage Rental.

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



Total area: approx. 61.8 sq. metres (665.2 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted. Plan produced using PlanUp.

