

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
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25 Greenfield Estate, Lyneham, SN15 4PA

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**£225,000**

25 Greenfields Residential Park is a BRAND NEW Stately Albion park home built to the 'Tredeger Contemporary' design situated on the Greenfield residential site in the village of Lyneham. Greenfields is currently undergoing an expansion to the site adding 12 new homes to its already sited 19 homes.

This particular property is expected to be ready in Feb/March and comprises surrounding garden with off road parking. An entrance hall, a spacious 17'8 lounge which flows in a dining area in turn leading to a stylish and contemporary Kitchen with integrated appliances. There is a delightful bathroom, two double bedrooms with the principle bedroom being very generous in size with a walk through dressing area to a spacious en-suite shower.

Greenfields Estate is a small licenced residential park home site catering for the over fifties located in the village of Lyneham with local amenities including a pharmacy just yards away and Tescos and Co-op about a quarter mile away and close to open countryside with beautiful views with a bus routes to neighbouring towns of Chippenham, Royal Wootton Bassett and Swindon running regularly throughout the day.

Pets, including dogs, are permitted on site subject to the site owners permission.

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£203.49 per month including water and sewerage charges

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### Council Tax - Wiltshire Council

Tax Band A For year 2022/23 = £1328.99

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

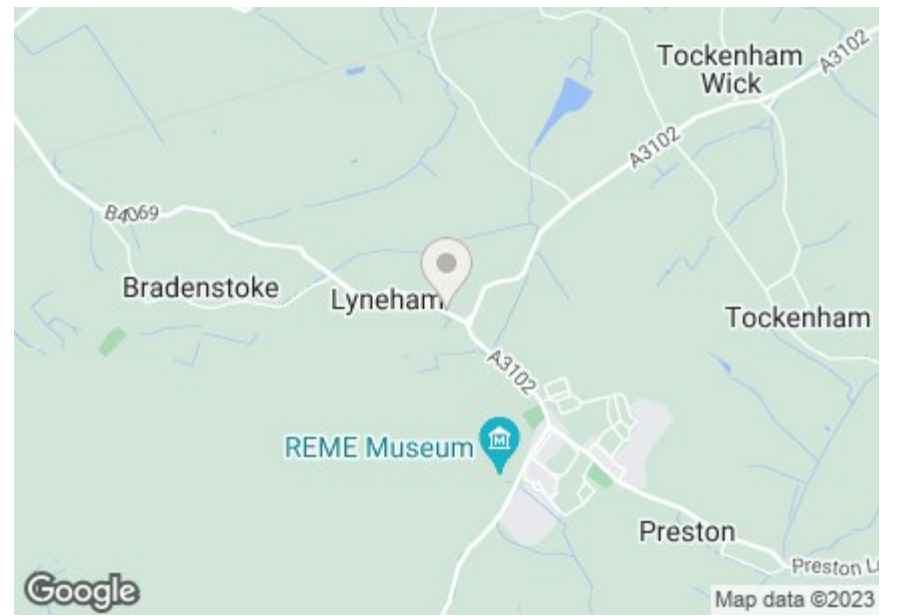
### Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

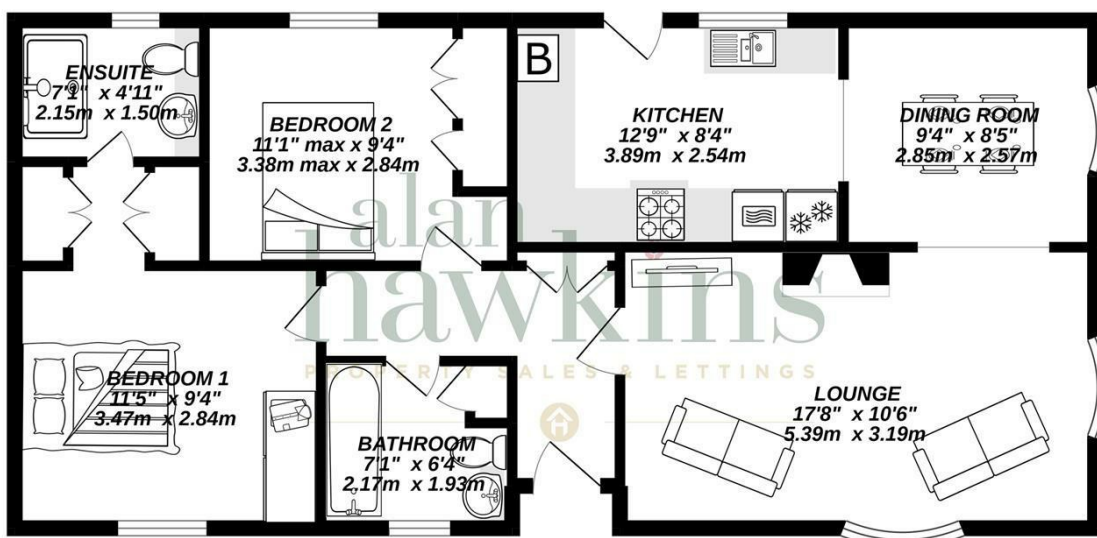
### Tenure

Mobile Homes Act 1983

### Pitch Fee



**GROUND FLOOR**  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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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