



Hook Street, Royal Wootton Bassett, SN4 8JA

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PROPERTY SALES & LETTINGS



- Fantastic Two Bedroom Park Home
- Generous Rear Garden
- Spacious Lounge/Diner
- Main Shower Room
- Over 50's Pet Friendly Site

- 40 x 20 Sited in 2019
- Walk-in Wardrobe and En-suite
- Kitchen With Fitted Appliances
- Driveway Parking
- No Onward Chain

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37 Lydiard Residential Park Hook Royal Wootton Bassett, SN4 8JA

£189,995

A well-presented 40' x 20' 'Prestige' Sonata II twin park home pleasantly situated on the edge of this small and desirable residential site for the over 50's, enjoying a woodland and farm backdrop. The site is conveniently located just a five minute drive from Royal Wootton Bassett, a short drive from West Swindon and within walking distance of Lydiard Country Park.

This particular home occupies an unusually generous plot, offering a block paved driveway providing off-road parking and a larger than average rear south facing garden laid to lawn, measuring approximately 55ft x 24ft. The accommodation is well arranged and comprises an inviting entrance hall with ample storage, a light and airy 'L'-shaped lounge/dining room featuring three bay windows and a feature fireplace, and a well-equipped kitchen with integrated

fridge/freezer, washing machine, dishwasher, oven and gas hob.

There are two double bedrooms, with the main bedroom benefiting from a walk-in wardrobe and en-suite shower room. Bedroom two enjoys a large double built-in wardrobe and is served by a stylish refitted shower room, which has replaced the original bathroom and now features a modern white suite with vanity unit and walk-in shower.

Further benefits include site-fed LPG central heating, uPVC double glazing throughout, landscaped gardens and the remainder of a 10-year manufacturer's warranty.

To arrange a viewing, please contact Alan Hawkins on 01793 840222.



Viewings

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

Council Tax: Wiltshire Crescent

Tax Band A For information on tax banding and rates, please call Wiltshire Crescent

Tenure

Mobile Homes Act 1983

Tenure: Mobile homes Act 1983:
Current Ground Rent: £319.20 pcm
2025/2026 - 2026 Fees £330

Heating - LPG

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Full Fibre available with up to 1600mbps download speed

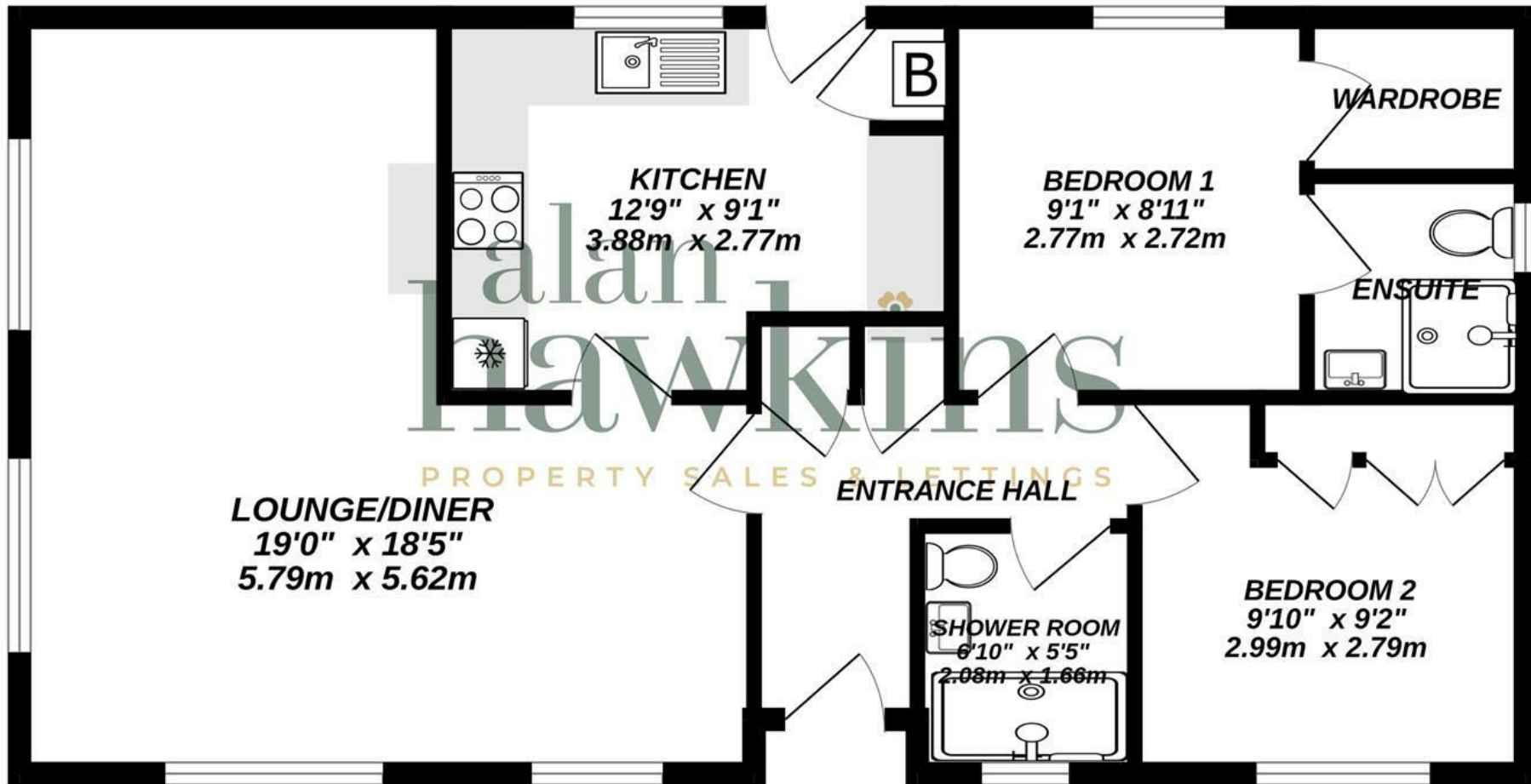






GROUND FLOOR

712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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.

