Lillybrook Estate, Lyneham, SN15 4AA

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PROPERTY SALES & LETTINGS

- Two Bedroom Twin Park Home
- Beautifully Presented Throughout
- Modern Shower Room
- uPVC Double Glazing
- No Onward Chain
- Garage To The Side + Parking
- Modernised Kitchen
- Lounge/Diner
- Oil Fired Central Heating

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PROPERTY SALES & LETTINGS

45 Lillybrook Estate
Lyneham, SN15 4AA

£135,000

A much improved and beautifully presented 32' x 20' 'Omar Oulton' two bedroom park home originally sited in c2005, pleasantly situated within this well regarded and popular residential park for the over 50's and offered for sale with No Onward Chain.

This home has been updated throughout and offers well presented accommodation ready to move straight into. The property enjoys a replacement composite front entrance door leading into the entrance hall, whilst the spacious 'L' shaped lounge/diner benefits from attractive modern flooring and provides a comfortable and sociable living space. The modern kitchen offers a range of sleek grey fronted units incorporating integrated fridge/freezer, dishwasher, oven and hob together with a freestanding washing machine.

There are two bedrooms, both enjoying fitted wardrobes/furniture with a stylish shower room with modern fittings and a spacious walk in double width corner shower.

To the outside, the property benefits from a garage of generous proportions with additional parking to the front. To the rear is an enclosed low maintenance patio area with maintenance free fencing providing a pleasant space to sit and relax. Further attributes include uPVC double glazing with fitted blinds and oil fired central heating.

A well presented and easy to maintain detached park home that is sure to be of interest. Call Alan Hawkins Property Sales today to arrange a viewing.

Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2026/27 = £1612.75
For information on tax banding and rates, please call Wiltshire Council

Tenure

Mobile Homes Act 1983

Pitch Fee: £225.41 per month
Heating: Oil
Electric: Mains
Water + Waste: Mains

Pets: 1 Cat Permitted
Residents of 50 and over to reside.

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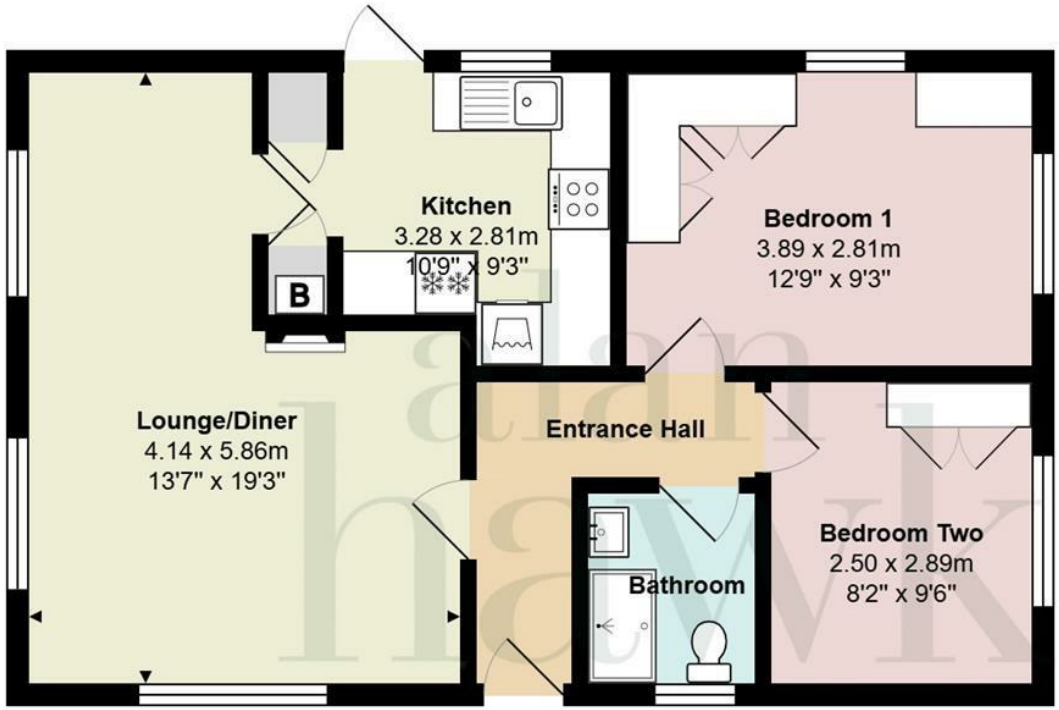

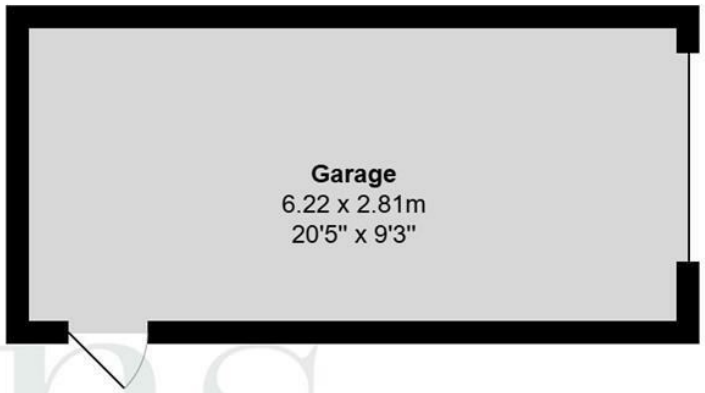

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Ground Floor

Total Area: 56.4 m² ... 607 ft² (excluding garage)

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification. Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
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