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Lillybrook Estate, Lyneham, SN15 4AA

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PROPERTY SALES & LETTINGS



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- Last Home Available
- 42' x 22'
- Quality Kitchen with Stone Worktops and High end Appliances
- 25ft Garage with Electric Roller Door
- Newly Sited and Now Ready for Viewings and Occupation
- High Quality Finish!
- Main Bedroom with En-suite and Walk-in Wardrobe
- Landscaped Gardens

136 Lillybrook Estate, Lyneham Chippenham, SN15 4AA

£260,000

Sited and ready for occupation now is this impressive 42' x 22 two bedroom park home situated on the desirable and family owned residential site situated between the villages of Lyneham and Bradenstoke, and sits c6 miles from the neighbouring towns of Royal Wootton Bassett and c10 Miles of Chippenham.

We are delighted to offer the exciting opportunity to purchase this high specification brand new park home which comprises an inviting entrance hall with large storage cupboard, an impressive open plan kitchen/dining room with a quality fitted kitchen with high end integrated appliances and stone worktops complete with butler sink. Double doors give access to the spacious c21ft lounge with a feature fireplace whilst there are two generous bedrooms with the master enjoying a well fitted and spacious walk-in wardrobe and luxury en-suite shower room and bedroom two with fitted wardrobes and there is a separate well fitted bathroom. This particular home enjoys high insulation levels

and uses the state of the art Air Source Heat pump central heating technology. Included in the sale are furniture and furnishings, surrounding landscaped gardens and a a spacious 25ft garage with electric roller door.

This is an impressive, spacious and luxurious retirement/semi retirement living for the over 50's.

To make an appointment to view - contact Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2024/25 = £1467.57

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

Management Fee

Pitch Fee: Current Fee for 2024 is £638.18 Per Qtr inc Garage Rent







GROUND FLOOR



803 SQ FT EXCLUDING GARAGE

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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