



Lydiard Residential Park, Royal Wootton Bassett, SN4 8JA

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PROPERTY SALES & LETTINGS



- 42 x 20 Twin Park Home

- Driveway Parking

- En-Suite Shower Room

- 2 x Storage Sheds With Power

- Pleasantly Positioned Backing Onto Woodland

- Conservatory

- Two Reception Room

- Walk-in Wardrobe

- Private Garden

- Over 50's Pet Friendly Site

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5 Lydiard Residential Park

Royal Wootton Bassett, SN4 8JA

£185,000

An attractive 42' x 20' two-bedroom mobile park home, occupying a desirable edge-of-park position on the popular over 50's, pet friendly Lydiard Residential Park, backing directly onto tranquil woodland.

Originally sited in 2006, this rare example boasts the valuable addition of a conservatory, enhancing both the internal space and versatility of the home. Internally, the accommodation begins with a generous entrance hallway leading through to a separate dining room with open archway into a spacious 20ft dual-aspect lounge, providing a light and welcoming living area. A door from the dining room opens into a well appointed kitchen with ample units and workspace.

From the hallway, doors lead to two comfortable double bedrooms and a main shower room. The principal bedroom benefits from a walk-in

wardrobe, fitted dressing table units, and a private en-suite shower room. Bedroom two offers fitted wardrobes and double doors opening into the conservatory, a perfect spot to enjoy views of the rear garden and woodland beyond.

Externally, the home features a block-paved driveway, a private side patio seating area, and a peaceful rear aspect. There are also two aluminium storage sheds, both with power and lighting, ideal for workshops or additional storage. Additional benefits include uPVC double glazing LPG central heating throughout.

This property offers a rare combination of space, privacy, and woodland views, an ideal retreat for those seeking a peaceful lifestyle within this well-regarded, age-restricted community.



Viewings

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

Council Tax: Wiltshire Council

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

Tenure

Mobile Homes Act 1983

Pitch Fee - £316.312p/m

Tenure: Mobile Homes Act 1983

Electric: Mains

Water + Waste: Mains

Internet Speeds: 900mbps (sky)

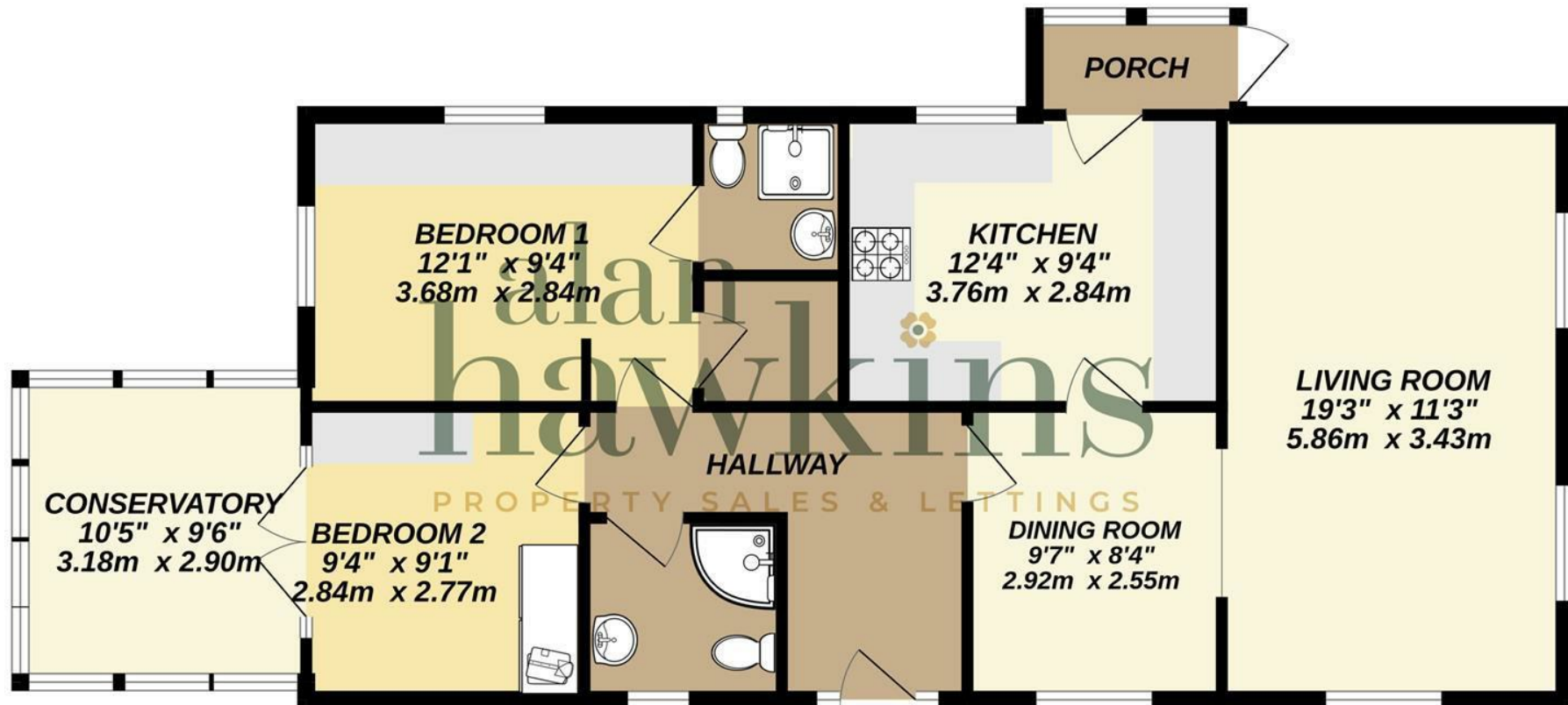
Flood Risk: Very Low







GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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