



alan  
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Lillybrook Estate, Lyneham, SN15 4AA

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS



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- Two Double Bedroom Park Home
- En-Suite Shower Room
- Bay Windowed Living Room
- Kitchen & Utility Room
- Corner Plot

- 5% Commission instead of 10%
- Large Entrance Hall & Additional Porch
- Dining Area
- Garage & Driveway
- 1 Cat Allowed

# 102 Lillybrook Estate Lyneham, SN15 4AA

Open to

offers

For sale for the first time since being sited in 1997 is this corner situated 40 x 20 Wessex Homes park home situated on this popular family run residential site for the over 50s on the fringes of the villages of Lyneham & Bradenstoke.

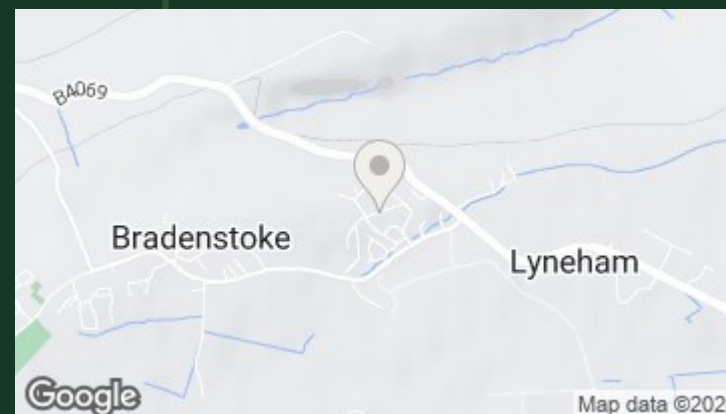
The internal layout of this particular home consists of an addition entrance porch, a spacious entrance hallway with double storage cupboard and one single cupboard, a main bathroom, two double bedrooms with built in wardrobes and en-suite shower room to bedroom one, 'L' shaped 19ft x 19ft living/dining room and a kitchen with separate utility room.

Outside to the front is a driveway leading up to a 22ft garage with power, lighting and personal door to the side and generous surrounding private gardens with vegetable patch behind the garage.

The home has uPVC double glazed windows throughout and oil fired central heating.

This home also benefits from the rarity of a 5% commission rate instead of the usual 10% when you sell the home.

For more information or to simply arrange a viewing contact Alan Hawkins Property Sales today 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 = £1,467.57

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

Ground Rent: 202.28 pcm (2024) Monthly

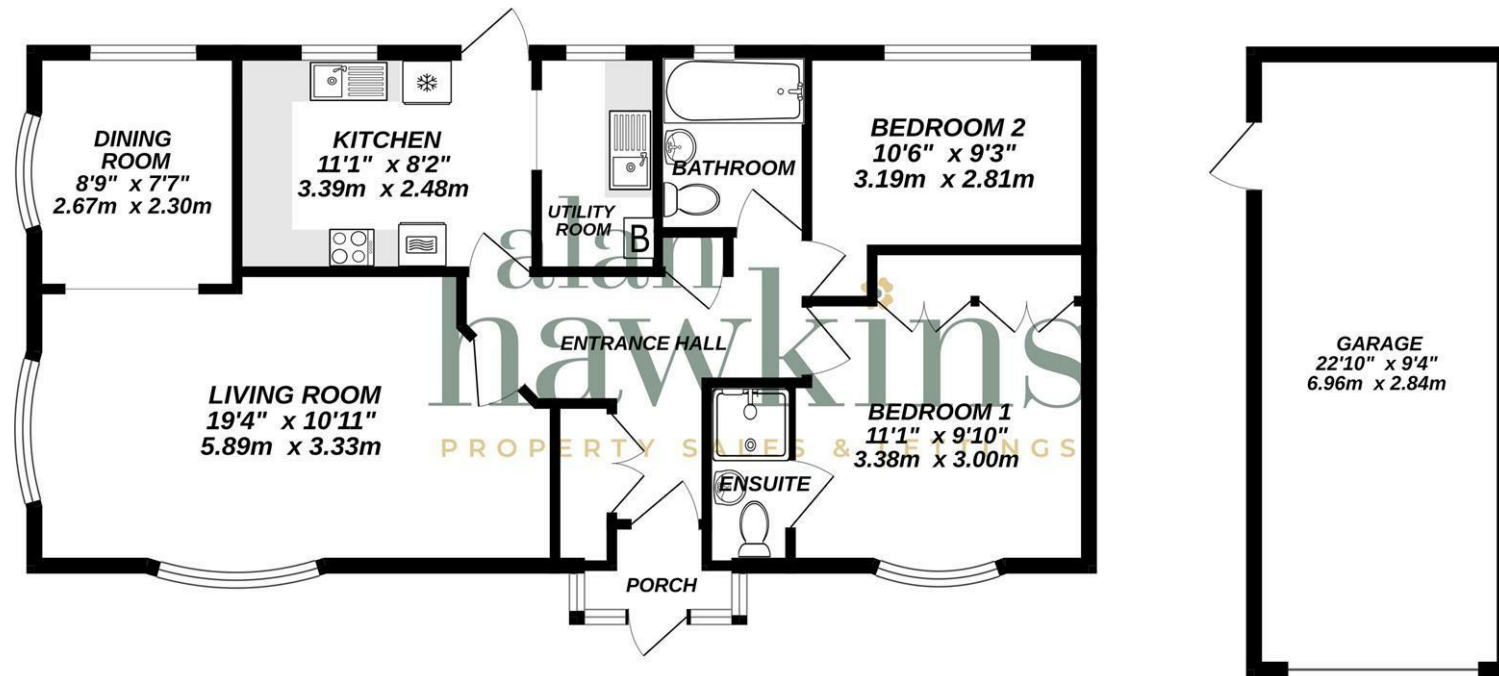






GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.

GARAGE  
213 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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.

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