



alan  
hawkins

**Beamans Park, Royal Wootton  
Bassett, SN4 7BX**

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

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PROPERTY SALES & LETTINGS





- Modern 24 x 20 Park Home
- Two Bedrooms With Fitted Wardrobes
- Lounge/Diner
- Upvc Double Glazing
- Pet Friendly Site
- Sited in 2012
- Yards From High Street
- Shower Room
- LPG Central Heating
- Over 50'S Only

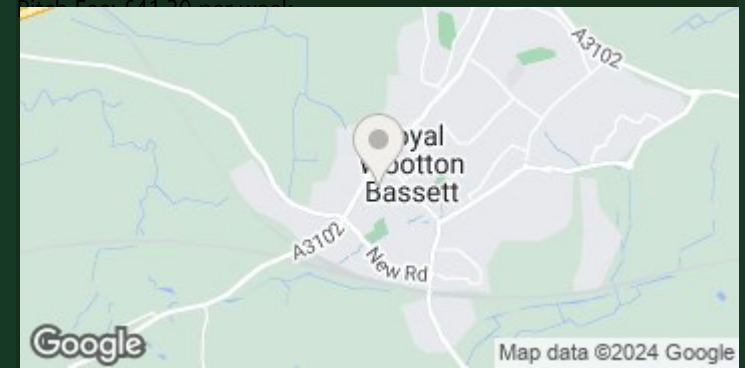


# 9 Beamans Park Royal Wootton Bassett, SN4 7BX

**Offers in excess of £125,000**

A modern and very well presented 'Tingdene Mackworth Lodge' 24 x 20 twin park home, situated on a small, privately owned PET FRIENDLY over 50s residential site just off Royal Wootton Bassett High Street and provides a level walk to the shops, doctors and other local amenities. This lovely home offers a front entrance door into the fitted kitchen with large open archway into a light and airy dual aspect lounge/diner. An inner hallway provides access to a modern shower room one single bedroom and one double

bedroom both having fitted wardrobes. Outside are low maintenance garden mainly laid to stone chippings and patio area with a raised flower bed to the side. This home also benefits from uPVC double glazing and L.P.G. central heating via a combination boiler. Viewing is very highly recommended of this comfortable home so contact Alan Hawkins Property Sales today.



## **Viewings**

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

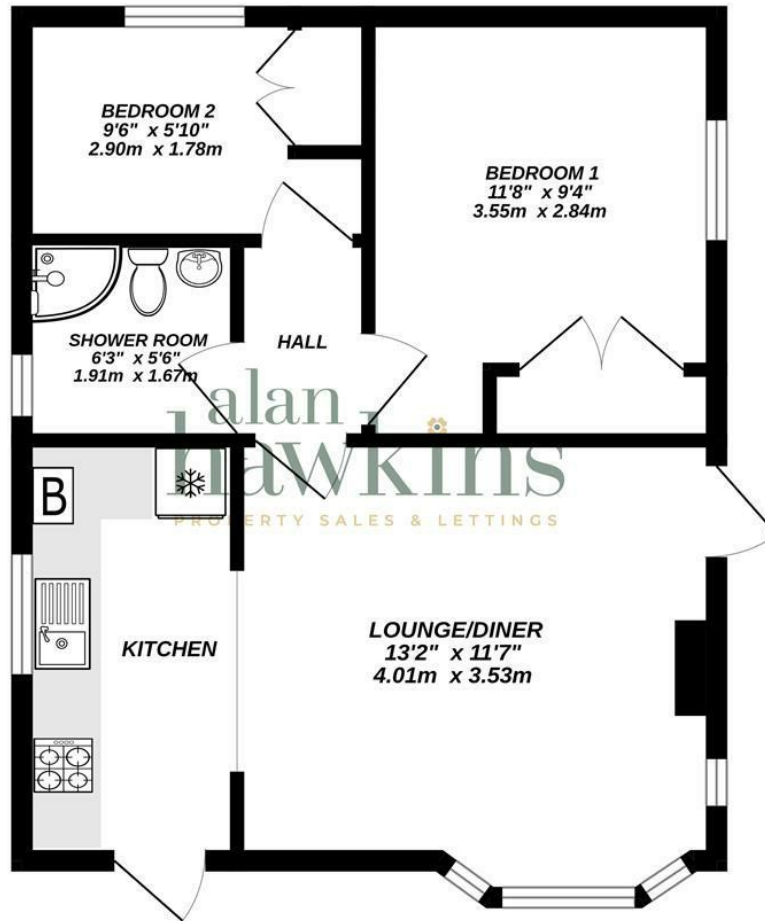
## **Council Tax: Wiltshire**

**Tax Band A For year 2023/24 = £1,527.28  
For information on tax banding and rates,  
please call Wiltshire**

**Pitch Fee: £41.30 per week.**



GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.4 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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