



Lillybrook Estate, Lyneham, SN15 4AA

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- 42' x 20' Twin Park Home
- Edge of Park Location with Stunning Views
- LPG Central Heating
- Over 50's
- Desirable & Friendly Run residential Site

- 1988 Omar Sheringham Design
- On-Site Parking
- No Onward Chain
- No Dog Site.

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53 Lillybrook Estate Lyneham, SN15 4AA

£140,000

For sale with no onward chain occupying a generous and enviable position with elevated views is this 1988, 42' x 20' 'Omar Sheringham' 2 bedroom park home situated on the edge of this ever popular family run residential site for the over 50's in the village of Lyneham.

This particular home comprises an entrance hall, a dining room leading into a spacious Lounge, a fitted kitchen, utility room, two double bedrooms, en-suite shower room & bathroom. Further benefits includes uPVC double glazing and LPG central heating. Further features of this particular home include the

spacious surrounding gardens with block built shed. Outside to the front is on plot parking for 2 vehicles with the added convenience of visitor parking directly opposite.

This is a delightful home that is sure to please. Call Alan Hawkins Property Sales to arrange a viewing.



Viewings

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

Council Tax:

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

Pitch Fee

£149.56 pcm

Lillybrook Estate is situated in the North Wiltshire countryside located between the villages of Bradenstoke and Lyneham and is a registered residential site exclusively for the over fifties.

Being predominantly open plan gardens, as a site they are unable to accommodate dogs, although visitors are welcome to bring their dog provided it is kept on a lead.







GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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