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Lillybrook Estate, Lyneham, SN15 4AS

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

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PROPERTY SALES & LETTINGS





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- 40' x 20' Park Home
- Garage & Driveway
- En-Suite Shower Room
- uPVC TRIPLE Glazing
- Rain Water Harvesting System

- Prestige Concerto
- Two Double Bedrooms
- Eco-Friendly - Low Energy!
- Solar Panels
- No Onward Chain



# 117 Lillybrook Estate Lyneham, SN15 4AS

**£170,000**

A modern 40 x 20 park home sited in 2014 with garage & driveway pleasantly situated on the fringes of this favourable family run residential site for the over 50s.

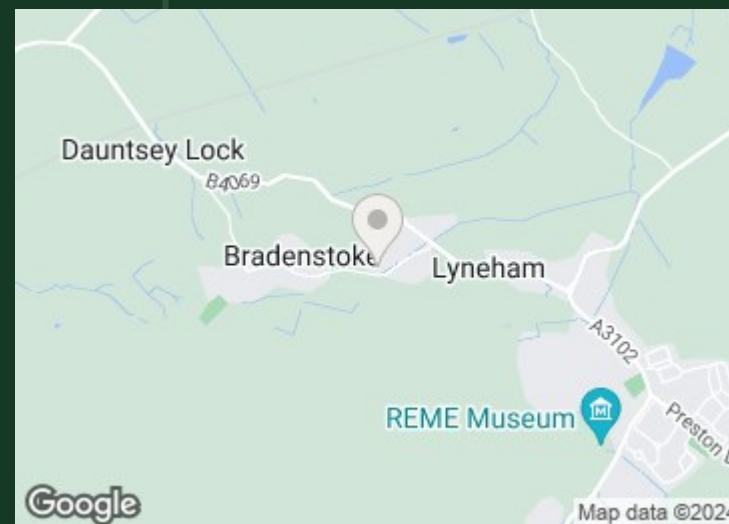
This eco-friendly home was designed with low running costs in mind benefiting from triple glazing, solar panels, air source heat pump and a rain water harvesting system.

The internal layout from the front include a front entrance hallway with boiler cupboard, an 'L' shape living/dining room, kitchen with integrated 'Bosch' appliances & personal door to the side. There is an inner hallway leading to the main bathroom with shower over bath and two double bedrooms, both with fitted wardrobes and an

en-suite shower room to bedroom one.

Externally are low maintenance gardens with a patio seating area to the side. This home comes with a driveway and garage (rented) which benefits a personal door from the rear, power & lighting.

Overall a wonderful home not to be missed. Contact Alan Hawkins Property Sales today for more information or to arrange a viewing.



## 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

## Pitch Fee:

**£638.18 Per Qtr**







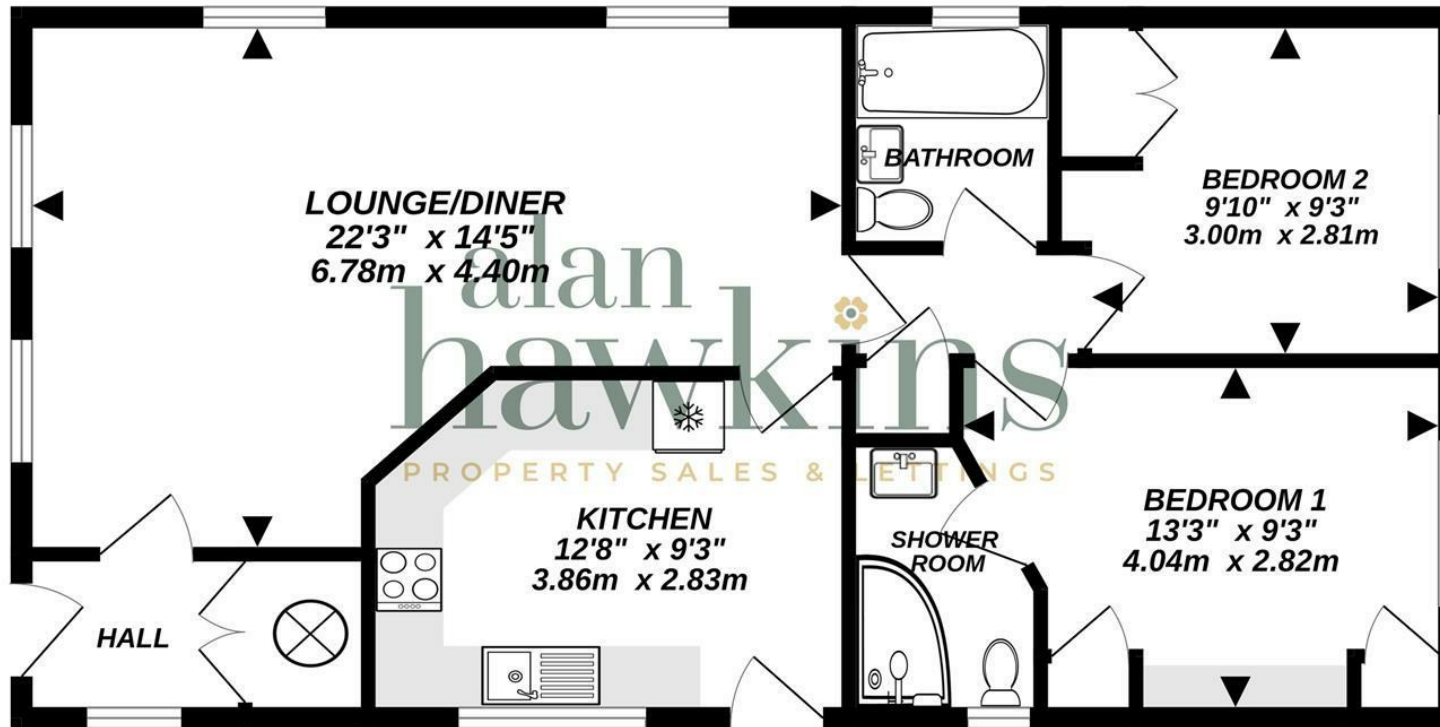






# GROUND FLOOR

723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.1 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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