



**Church Park, Chippenham, SN15 4ER**

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- Brand New Park Home
- 38' x 20'
- 10 Year Warranty
- Spacious Lounge/Diner
- Furniture Included
- Ready for Occupation Now
- Garage 19'6 x 9'9
- Kitchen with Appliances
- 2 Bathrooms
- Pet Friendly Site\*

# 48 Church Park

## Chippenham, SN15 4ER

**£204,995**

48 Church Park is a Brand New 38' x 20' park home with GARAGE ready for occupation now and situated on the pet friendly, family run park home site for the over 50's in the North Wiltshire Village of Bradenstoke, offering a popular village public house and Church Hall which operates as bustling village hub, whilst laying next to the village of Lyneham offering a further range of amenities including a range of shops, pharmacy, restaurants, school and public house.

This attractive 'Harbur' constructed park home offers an entrance hall with storage, a spacious lounge/dining room with fireplace, two double bedrooms with fitted wardrobes with an attractive en-suite shower room and main bathroom finished to a wonderful standard. Externally the property benefits from landscaped gardens and driveway parking with a detached garage. For those looking for a friendly semi-retirement environment, then look no further. Call today to register your today on 01793 840222.



### 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

### Management Fee

Mobile Homes Act 1983

**Pitch fee: £638.18 (inc garage rent)**

**Services:**

**Gas: LPG**

**Drainage: Mains**

**Electric: Mains.**

**Water: Mains**















GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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