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hawkins

Church Park, Bradenstoke, SN15 4ER

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PROPERTY SALES & LETTINGS





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howling

- Two Bedroom Twin Park Home
- Sited 2001
- Walk-in-Wardrobe
- Side Porch
- Garage & Driveway
- 40 x 20
- En-Suite Shower Room
- Extended Garden Room
- Private Rear Garden
- Agreed 5% Commission



# 1a Church Park Bradenstoke, SN15 4ER

**£155,000**

A 40 x 20 twin unit park home sited in 2001 and set within Church Park, a popular pet friendly residential site for the over 50s benefiting a lovely view of the village church opposite, an extended garden room, en-suite shower room, garage and parking.

The internal layout comprises an entrance porch and entrance hallway, a dual aspect 19ft living/dining room with a wall mounted air conditioning unit, updated kitchen with door through to an extended garden room, bathroom and two double bedrooms both also enjoying wall mounted air conditioning units and a walk-in-wardrobe and en-suite shower room to bedroom one.

Outside to the rear is a beautiful and secluded mature garden with a raised fish pond. There is a personal door from the garden into the garage which has power and lighting and an up and over door with 1 parking space in front.

Further attributes include uPVC double glazing, oil fired central heating, water softener, mains water & waste, mains electric and broadband available with Sky quoting speeds of up to 900Mb/s.

For more information or to simply arrange a viewing. contact Alan Hawkins Property Sales today.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band A For year 2024/25 = £1647.57  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Mobile Homes Act 1983

## Management Fee

Site fees are £210.27 per month which includes garage rent

This home benefits a 5% contract, whereas 5% is paid to the site owner upon a sale (not the usual 10%)







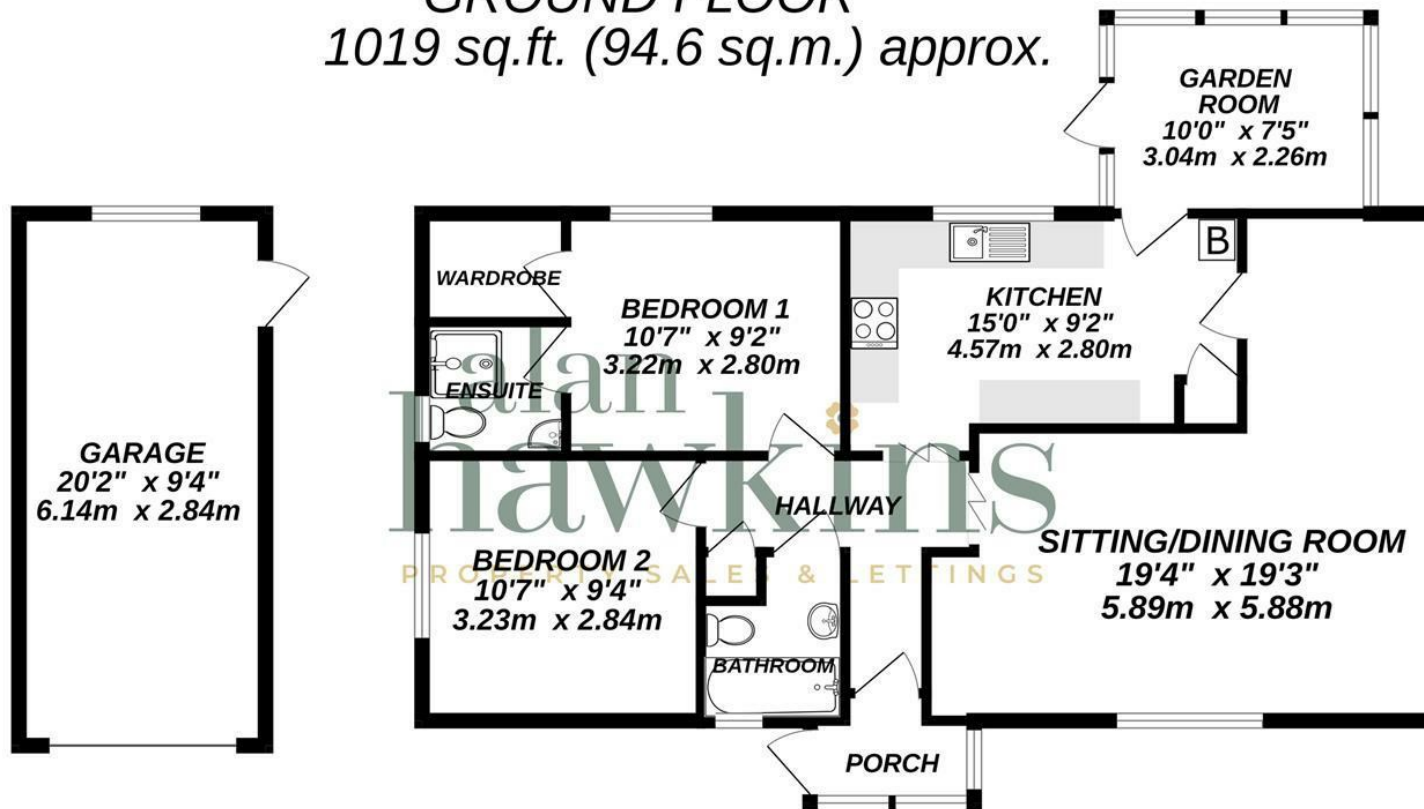








**GROUND FLOOR**  
**1019 sq.ft. (94.6 sq.m.) approx.**



830SQ FT EXCLUDING GARAGE

TOTAL FLOOR AREA : 1019 sq.ft. (94.6 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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