



alan  
hawkins

Lillybrook Estate, Chippenham, SN15 4AA

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

alan  
hawkins  
PROPERTY SALES & LETTINGS





- 38' x 20' 2 Bedroom Park Home
- 2 Parking Spaces
- Block Built Storage Shed
- No Onward Chain

- 1998 Omar Sheringham
- LPG Central Heating
- Over 50's
- Viewing recommended



# 30 Lillybrook Estate Chippenham, SN15 4AA

**£149,950**

A well presented 38' x 20' 1998 Omar Sheringham 2 bedroom park home situated on this popular family run residential site for the over 50's nestled on the fringes of the north Wiltshire villages of Bradenstoke and Lyneham offering bus routes (from Lyneham) to neighbouring towns of Royal Wootton Bassett, Swindon and Chippenham. Offered chain free, this particular property occupies a central position within the development and enjoys a surrounding garden with a block built storage shed, off road parking to the front and allocated parking to the immediate rear.

Internally the accommodation comprises a side porch addition giving access to a lovely kitchen with built in oven and hob and sides on to the dining room with arch way access to the spacious

double aspect lounge. The hallway with feature large windows providing borrowed lighting into the dining room also provides the front entrance to the property and access to the fully tiled shower room with double width walk-in shower and two double bedrooms both with built in wardrobes and an ensuite shower room to the main bedroom.

Benefitting from uPVC double glazing throughout and a modern combination boiler supplying the radiator central heating, this property is a delightful retirement/semi-retirement home in a delightful village setting that must be viewed. Call Alan Hawkins Property Sales today on 01793 840222.



## 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

## Management Fee

Tenure: Mobile Homes Act 1983.

Pitch Fee: £172 pcm (Reviewed Annually- next review 1st Jan 2025)

## Services

Water: Mains

Electric: Mains

Waste: Mains

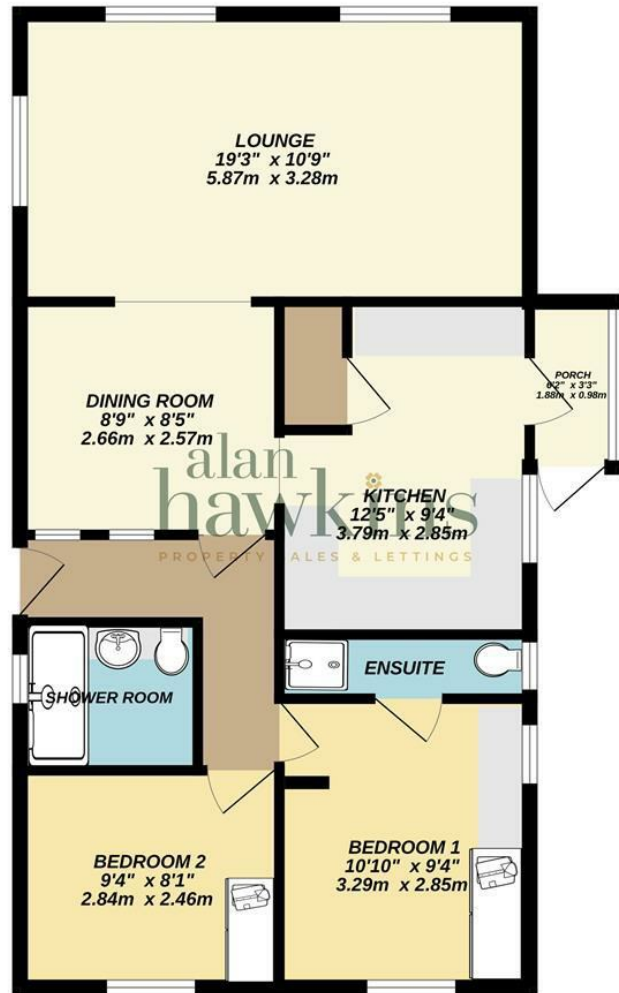
Gas: LPG

Internet Speeds: upto 100 mbps (Ofcom)

Flood Risk: None (Environmental Agency)



GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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.  
Made with Metropix ©2024



alan  
hawkins  
PROPERTY SALES & LETTINGS

**Alan Hawkins**  
26/26a High Street,  
Royal Wootton Bassett,  
Wiltshire, SN4 7AA

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

