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PROPERTY SALES & LETTINGS

Church Park, Chippenham, SN15 4ER

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- Delightful Twin Park Home
- Wonderful Sized Enclosed Plot
- Pet Friendly Site (Limited to 2 Pets)
- Over 50's
- No Onward Chain
- Edge of Site location
- 36' x 20' 'Chicwood' Home
- Oil Fired Central Heating
- Replacement uPVC Double Glazing (c2021)

13 Church Park, Bradenstoke Chippenham, SN15 4ER

£155,000

A fabulous example of this rare 'Chicwood Homes' 2 bedroom park home occupying a wonderful plot on the edge of this friendly family run residential site for the over 50's. Enjoying a fully enclosed garden, this well presented and maintained park home comprises a entrance hall, kitchen with integrated fridge/freezer, oven and hob with a modern range of units, a dining room with patio doors to the west facing garden and open archway through to the inviting living room. There are two double bedrooms, both with fitted wardrobes and a very generously size shower room.

Further attributes include replacement uPVC double glazing (c2021), off road parking to the immediate front as well as a generous east facing front garden, wrapping around to the previous mentioned west garden with 3

mature trees and laid to patio, gravel and artificial lawn for easy maintenance. Offered chain free, we do not expect this property to hang around long, so call today to arrange your 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

Services:

Pitch Fee:

Heating: Oil Fired

Water: Mains

Waste: Mains

Tenure:

Mobile Homes Act 1983







GROUND FLOOR
637 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.1 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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