



Lillybrook Estate, Lyneham, SN15 4AS

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PROPERTY SALES & LETTINGS



- 48 x 20 Park Home
- Dressing Room & En-Suite Bathroom
- Lounge/Diner
- Garage & 2 Car Parking
- Sited In 1992

- Two Double Bedrooms
- Kitchen/Breakfast Room
- Shower Room
- Generous Corner Plot

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84 Lillybrook Estate Lyneham, SN15 4AS

£180,000

A wonderful example of a larger than average 48 x 20 Omar 'Manor House' Park Home with driveway & garage situated on a generous corner plot within this popular family run residential site for the over 50s on the fringes of the villages of Lyneham & Bradenstoke.

The internal layout of this particular home consists of a spacious entrance hallway, 'L' shaped 19ft x 19ft living/dining room, kitchen/breakfast room, shower room, bedroom two with fitted wardrobes and an impressive primary bedroom benefiting a large en-suite bathroom & separate dressing room.

This home offers a generous low maintenance garden to the front laid to artificial grass with a patio seating area and garage with power & lighting, up and over door to the front with additional parking space to the

side.

This home is heated via an oil fired central heating system and further benefits uPVC double glazing and superfast broadband speeds available from Sky with an average speed of 61Mb/s.

This home also benefits from the rarity of a 5% commission rate instead of the usual 10% when you sell the home.

For more information or to simply arrange a viewing contact Alan Hawkins Property Sales today on 01793 840222



Viewings

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

Council Tax: Wiltshire

Tax Band A For year 2024/25 = £1467.57
For information on tax banding and rates, please call Wiltshire

Tenure

Mobile Homes Act 1983

Pitch Fee

There is a monthly pitch fee which includes garage rent of £706.89 per quarter.

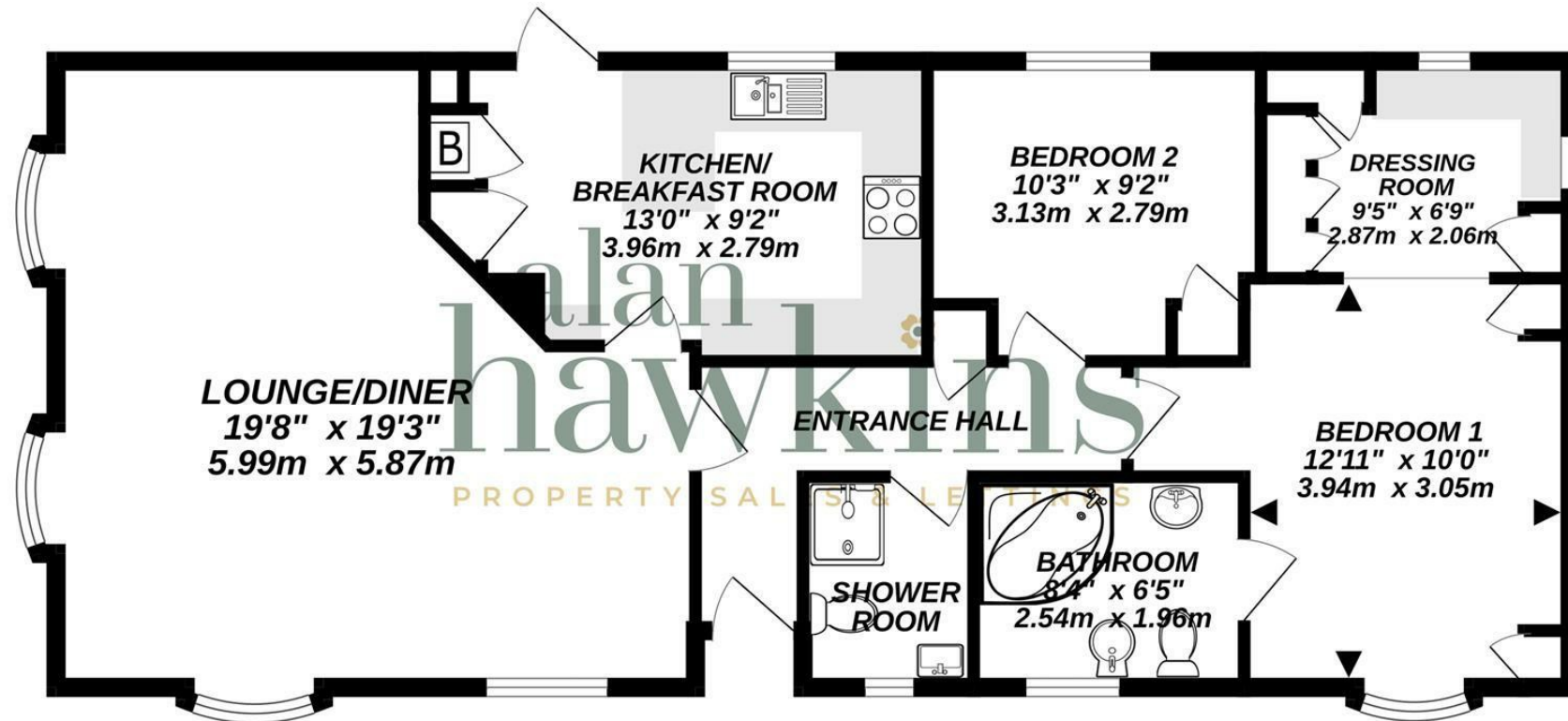






GROUND FLOOR

901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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