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Church Park, Bradenstoke, Chippenham, SN15 4ER

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PROPERTY SALES & LETTINGS





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- 2 Bedroom Park Home
- Garage + Parking
- 2002 Omar Oulten Excel
- En-suite Shower & Walk-in Wardrobe
- Pets Permitted (subject to approval)
- Corner Situated
- 'L'-Shaped Lounge/Diner
- 36'x20'
- No Onward chain
- Viewing Recommended

# 9 Church Park, Bradenstoke Chippenham, SN15 4ER

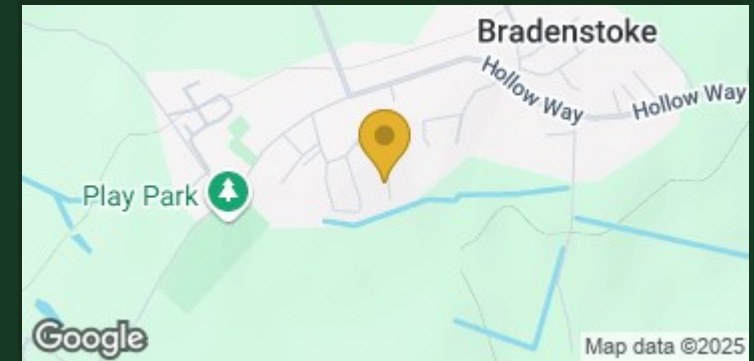
**£164,950**

Nestled in the charming village of Bradenstoke is this well-appointed 2 bedroom park home offering a peaceful retreat with a welcoming community atmosphere for the over 50's. The property features an entrance hall leading to a bright and airy 'L' shaped living space and a well-appointed kitchen, there are 2 bedrooms, with the main bedroom featuring a walk-in wardrobe and shower room, and main bathroom completing the accommodation creating a comfortable and practical home.

Outside, the low maintenance surrounding gardens provides a lovely spot to enjoy the surroundings, while driveway and garage adds convenience. Bradenstoke is a sought-after village with picturesque countryside walks on the doorstep, yet remains well-connected to nearby towns for everyday amenities. Pet dogs and cats are permitted by the site owners approval.

A wonderful opportunity to embrace village life - early viewing is recommended.

NB: The home benefits from a 5% contract, opposed to the usual 10% - ask for details.



## 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

## Tenure

Mobile Homes Act 1983

## Management Fee

Pitch Fee: £215.10 pcm

Electric: Mains (site)

Gas: None to village

Waste: Mains

Water: Mains (Thames)







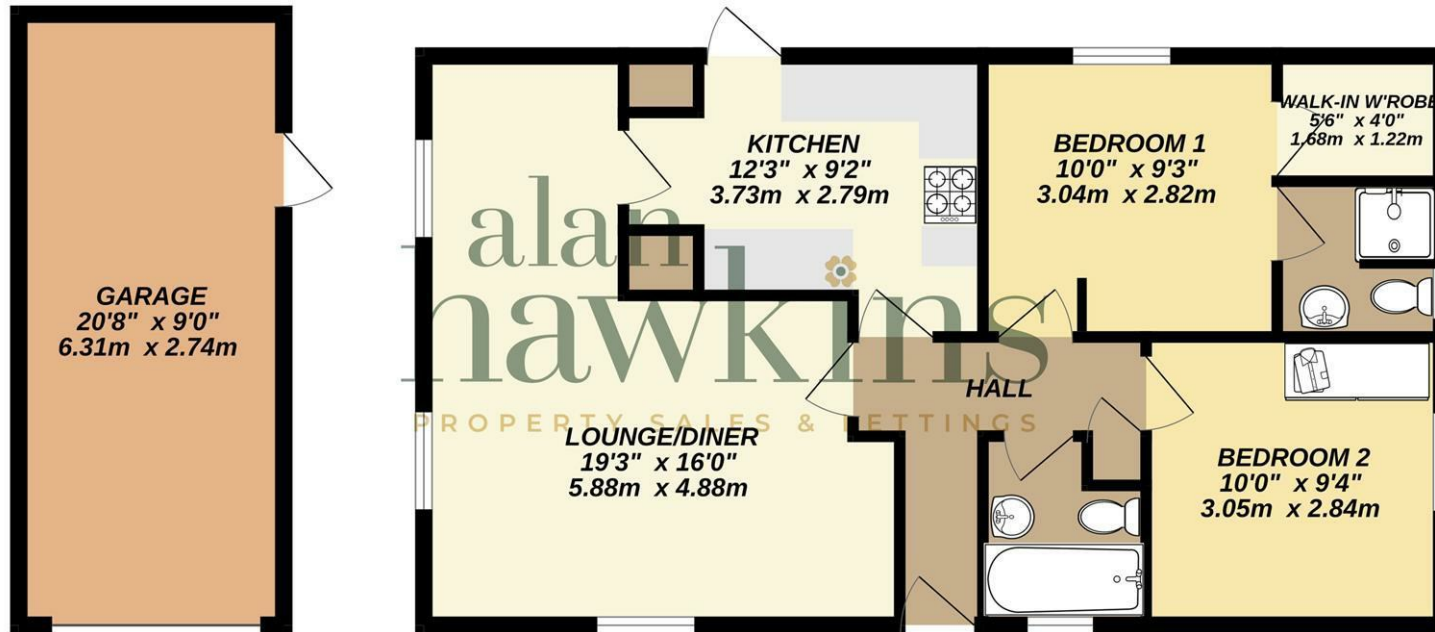








GROUND FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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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