



Lycetts Orchard, Box Corsham SN13 8PJ

welcome to

Lycetts Orchard, Box Corsham

Allen&Harris are delighted to offer this One Bedroom Parkhome for sale.

Located in the popular Lycetts Orchard Site, this site is exclusively for the over 50's.

Situated in the Village of Box, close to Corsham and benefiting from good transport links to Bath, Chippenham and Swindon.

Entrance Hallway

Lounge/Diner

11' 8" max x 9' 5" max (3.56m max x 2.87m max)

Kitchen

11' 8" x 9' 6" (3.56m x 2.90m)

Bedroom

9' 10" x 7' 3" (3.00m x 2.21m)

Office/Study

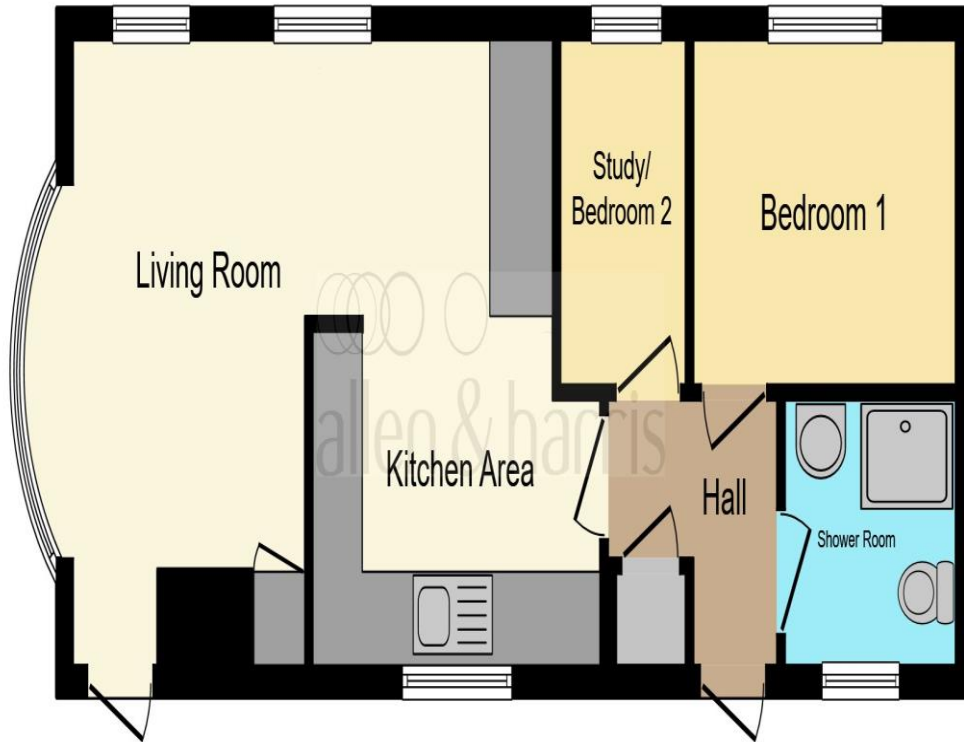
Shower Room

Front Garden

Side Garden

Agents Note

Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - <https://url.uk.m.mimecastprotect.com/s/Ob0KCI5YRU2zLKPahGXHtT?domain=gov.uk> (<https://url.uk.m.mimecastprotect.com/s/6mOxCmQZqSjRvYPAtoKjAV?domain=gov.uk>)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Lycetts Orchard,
Box Corsham

- One Bedroom Park Home
- Over 50's Site
- Highly Desirable Village of Box
- Good transport links to the surrounding areas
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Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£90,000



view this property online allenandharris.co.uk/Property/COS106590



Property Ref:
COS106590 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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