



**Hillview Park Home Estate, Oare, Marlborough SN8 4JF**

## Welcome to

## Hillview Park Home Estate, Oare, Marlborough

Charming one-bed Park Home nestled in a peaceful rural setting. Enjoy scenic countryside walks and the convenience of nearby local amenities. Perfect for those seeking a tranquil lifestyle surrounded by nature and community charm.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Porch

Entrance to this lovely Park Home situated in an enviable position within the Wiltshire countryside is accessed via steps leading up to the front door leading into the entrance hall which comprises : window to the side aspect, cupboard (housing boiler with space and plumbing for washing machine) and laminate flooring.

### Kitchen

14' max x 9' 8" max ( 4.27m max x 2.95m max )  
Fitted kitchen comprising a range of wall and base units with work surfaces over, sink/drainer with mixer tap. Integrated electric oven, gas hob and integrated under counter fridge. Two windows to the side aspect, spot lighting, space for dining table and chairs, laminate flooring and a radiator.

### Lounge

11' 5" x 9' 8" ( 3.48m x 2.95m )  
Dual aspect lounge with windows to both the front and side aspect allowing a good degree of natural light to flood the room. Spot lighting, laminate flooring and a radiator.





### **Bedroom**

9' 9" x 9' 8" ( 2.97m x 2.95m )

Good sized bedroom with a window to the rear aspect and a radiator.

### **Shower Room**

6' 2" x 5' 6" ( 1.88m x 1.68m )

Shower Room comprising a low level w/c, wash hand basin with storage cupboard below and shower cubicle with electric shower. Obscure window to the side aspect, spot lighting and vinyl flooring.

### **Externally**

Enclosed by wooden fencing with access via a gate the property has a lawned area and a patio area with a selection of mature shrubs and flowers and a metal shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Desirable Village Location
- One Bed Park Home

Tenure: EPC Rating: Exempt  
Council Tax Band: A

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.

guide price

**£55,000**



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](http://www.focalagent.com)

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Property Ref:  
DVZ107012 - 0004

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