



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

## Welcome to

### Hillview Park Home Estate, Oare, Marlborough

Set in peaceful Wiltshire countryside, this charming two-bedroom Park Home offers bright living space, a modern kitchen, cosy bedrooms and large windows. A private garden with decked area provides a relaxing spot, with walks and amenities close by. Ideal for a calm rural lifestyle.

#### 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.

#### Side Porch

Access to this delightful two bedroom Park Home situated in a scenic Wiltshire location is via ramped access leading into the porch which comprises space for coats and shoes, appliance space, window to the side aspect and door leading to the kitchen.

#### Kitchen / Diner

17' x 8' ( 5.18m x 2.44m )

Fitted kitchen comprising a range of wall and base units with work surfaces over, sink/drainer with mixer tap. Plumbing for washing machine, space for slot in cooker, space for under counter fridge. Window to the side aspect, dining area with space for dining table and chairs and a window overlooking countryside views.

#### Lounge

17' x 11' ( 5.18m x 3.35m )

Generous lounge with a window overlooking the surrounding countryside, ample space for lounge furniture, log burner, built in storage cupboards and French doors leading to the decked area an ideal space for al fresco dining or enjoying the stunning rural views.

#### Bedroom One

Good sized bedroom with space for double bed with built in storage above and to either side, space for further furniture, window to the rear aspect overlooking the decked area and a radiator.





### **Bedroom Two**

Another good sized bedroom with over the bed fixed storage cupboards, window to the front aspect and a radiator.

### **Bathroom**

Fitted shower room comprising a low level w/c, vanity wash hand basin with storage below and a double walk in shower cubicle. Window to the front aspect and a chrome ladder style heated towel rail.

### **Front Garden**

Ramp access leading to the porch door with grass area around the boundary.

### **Rear Garden**

The garden is a particular feature and offers a good degree of privacy. There is a decked area ideal for al fresco dining in the summer months there is also a lawned area with a selection of shrubs and flowers, with a pathway leading to a paved area enclosed by panel fencing.

### **Parking**

There is one allocated parking space with further visitor parking.

### **Outbuildings**

Two sheds both with power.



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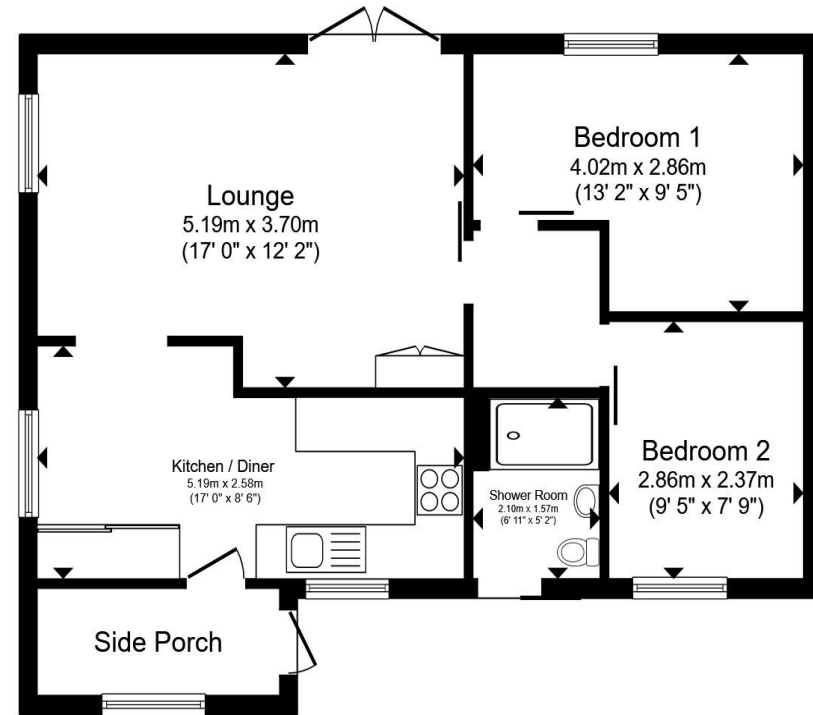
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Charming Two Bed Park Home
- Peaceful Countryside Location

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

**£130,000**



**Ground Floor**

Total floor area 57.9 m<sup>2</sup> (623 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
DVZ107166 - 0006

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