



Lillybrook Estate, Lyneham, SN15 4AA

01793 840 222 | alanhawkins.co.uk

alan
hawkins
alan
hawkins
PROPERTY SALES & LETTINGS



- Two Bedroom Twin Park Home
- Beautifully Presented Throughout
- Modern Shower Room
- uPVC Double Glazing
- No Onward Chain

- Garage To The Side + Parking
- Modernised Kitchen
- Lounge/Diner
- Oil Fired Central Heating

45 Lillybrook Estate Lyneham, SN15 4AA

£135,000

A much improved and beautifully presented 32' x 20' Omar two bedroom park home, pleasantly situated within this well regarded and popular residential park for the over 50's and offered for sale with No Onward Chain.

This home has been updated throughout and offers well presented accommodation ready to move straight into. The property enjoys a replacement composite front entrance door leading into the entrance hall, whilst the spacious 'L' shaped lounge/diner benefits from attractive modern flooring and provides a comfortable and sociable living space. The modern kitchen offers a range of sleek grey fronted units incorporating integrated fridge/freezer, dishwasher, oven and hob together with a freestanding washing machine.

There are two bedrooms, both enjoying fitted wardrobes/furniture with a stylish shower room with modern fittings and a spacious walk in double width corner shower.

To the outside, the property benefits from a garage of generous proportions with additional parking to the front. To the rear is an enclosed low maintenance patio area with maintenance free fencing providing a pleasant space to sit and relax. Further attributes include uPVC double glazing with fitted blinds and oil fired central heating.

A well presented and easy to maintain detached park home that is sure to be of interest. Call Alan Hawkins Property Sales today to arrange a viewing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2026/27 = £1612.75
For information on tax banding and rates, please call Wiltshire Council

Tenure

Mobile Homes Act 1983

Pitch Fee: £225.41 per month

Heating: Oil

Electric: Mains

Water + Waste: Mains

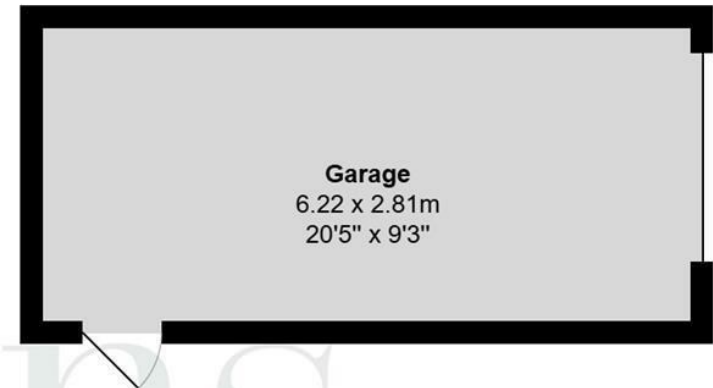
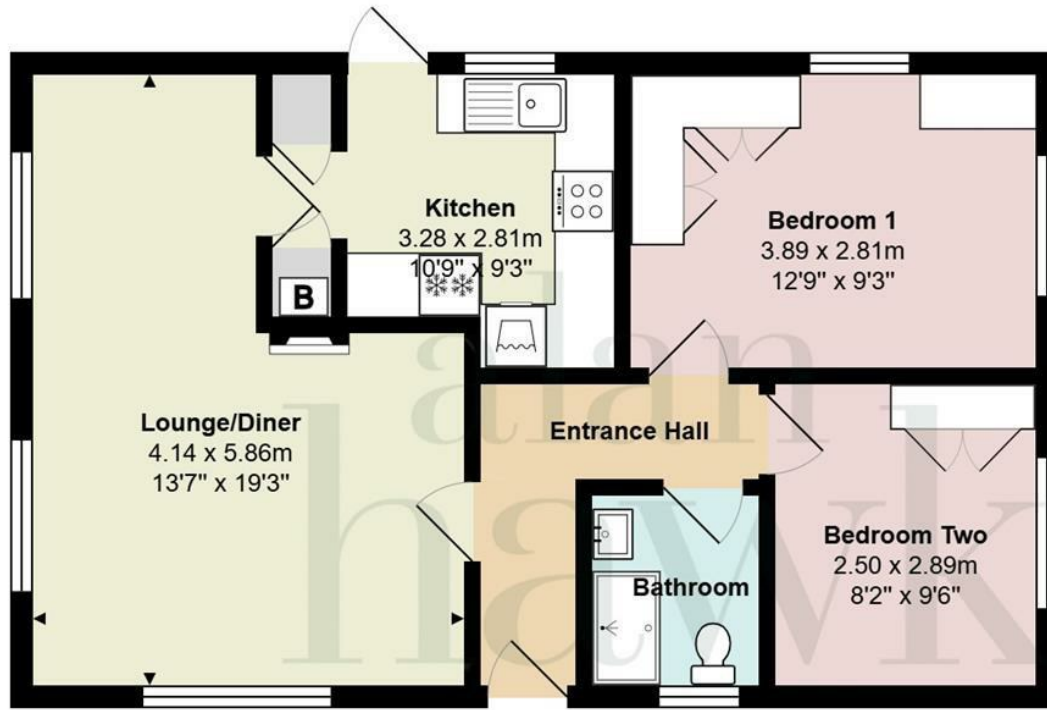
Pets: 1 Cat Permitted

Residents of 50 and over to reside.









Ground Floor

Total Area: 56.4 m² ... 607 ft² (excluding garage)

Disclaimer:

These floor plans are provided for guidance only and are not to scale.

All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.

Prospective purchasers or tenants should satisfy themselves by inspection or independent verification. Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.

Neither the seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions. Copyright Alan Hawkins Estate Agents Ltd

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

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.



 safeagent

