

Connells

The Vyne Weston Avenue
Leighton Buzzard

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Leighton Buzzard LU7 4JT

for sale guide price
£60,000







Property Description

Nestled on a quiet and friendly street, this well-presented one-bedroom mobile home offers a comfortable and manageable living space perfectly suited for retiring couples or single older residents seeking tranquillity and convenience.

Inside, you'll find a welcoming lounge area, ideal for unwinding or entertaining a few guests. The kitchen is practical and well-laid-out, offering all the essentials for easy daily living. The main double bedroom provides a cosy and restful retreat, while an additional dressing room/ box bedroom offers excellent flexibility .

A clean and functional bathroom completes the indoor layout, offering everything needed for comfortable day-to-day living.

Outside, the home benefits from driveway parking for convenient access and two storage sheds—ideal for tools, garden equipment, seasonal items, or additional hobbies.

The peaceful surroundings and low-traffic location add to the appeal for anyone looking to enjoy a slower, more relaxed lifestyle.

This lovely property is practical, low-maintenance, and perfectly suited to those seeking a calm and comfortable place to call home.

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.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase 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.

Purchasers are strongly advised to

take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Lounge

Double glazed window. Radiator. Electric fire. Carpeted flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Space for fridge freezer. Integrated electric oven. Plumbing for washing machine. Gas hob.

Bedroom One

Double glazed window. Radiator. Storage. Carpeted flooring.

Bedroom Two

Double glazed window. Built in wardrobe. Carpeted flooring.

Bathroom

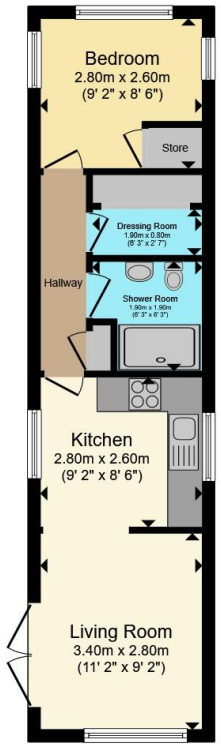
Double glazed window. Wash hand basin in vanity unit. WC. Radiator. Walk in shower.

Outside

Parking for 2 cars. Storage.











Total floor area 34.4 m² (371 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

Connells

To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/LBC311809

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.

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.