

Hook Street, Royal Wootton Bassett, SN4 8JA

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PROPERTY SALES & LETTINGS



- Fantastic Two Bedroom Park Home
- Generous Rear Garden
- Spacious Lounge/Diner
- Main Shower Room
- Over 50's Pet Friendly Site
- 40 x 20 Sited in 2019
- Walk-in Wardrobe and En-suite
- Kitchen With Fitted Appliances
- Driveway Parking
- No Onward Chain

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37 Lydiard Residential Park Hook Street Royal Wootton Bassett, SN4 8JA

£189,995

A well-presented 40' x 20' 'Prestige' Sonata II twin park home pleasantly situated on the edge of this small and desirable residential site for the over 50's, enjoying a woodland and farm backdrop. The site is conveniently located just a five minute drive from Royal Wootton Bassett, a short drive from West Swindon and within walking distance of Lydiard Country Park.

This particular home occupies an unusually generous plot, offering a block paved driveway providing off-road parking and a larger than average rear south facing garden laid to lawn, measuring approximately 55ft x 24ft. The accommodation is well arranged and comprises an inviting entrance hall with ample storage, a light and airy 'L'-shaped lounge/dining room featuring three bay windows and a feature fireplace, and a well-equipped kitchen with integrated fridge/freezer, washing machine, dishwasher, oven and gas hob.

There are two double bedrooms, with the main bedroom benefiting from a walk-in wardrobe and en-suite shower room. Bedroom two enjoys a large double built-in wardrobe and is served by a stylish refitted shower room, which has replaced the original bathroom and now features a modern white suite with vanity unit and walk-in shower.

Further benefits include site-fed LPG central heating, uPVC double glazing throughout, landscaped gardens.

To arrange a viewing, please contact Alan Hawkins on 01793 840222.



Viewings

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

Council Tax: Wiltshire Crescent

Tax Band A For year 2026/27 = £1618.61
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Tenure: Mobile homes Act 1983:
Current Ground Rent: 2026 Fees £330 pcm

Heating - LPG
Electric - Mains
Water - Mains
Drainage - Mains
Internet - Full Fibre available with up to 1600mbps download speed















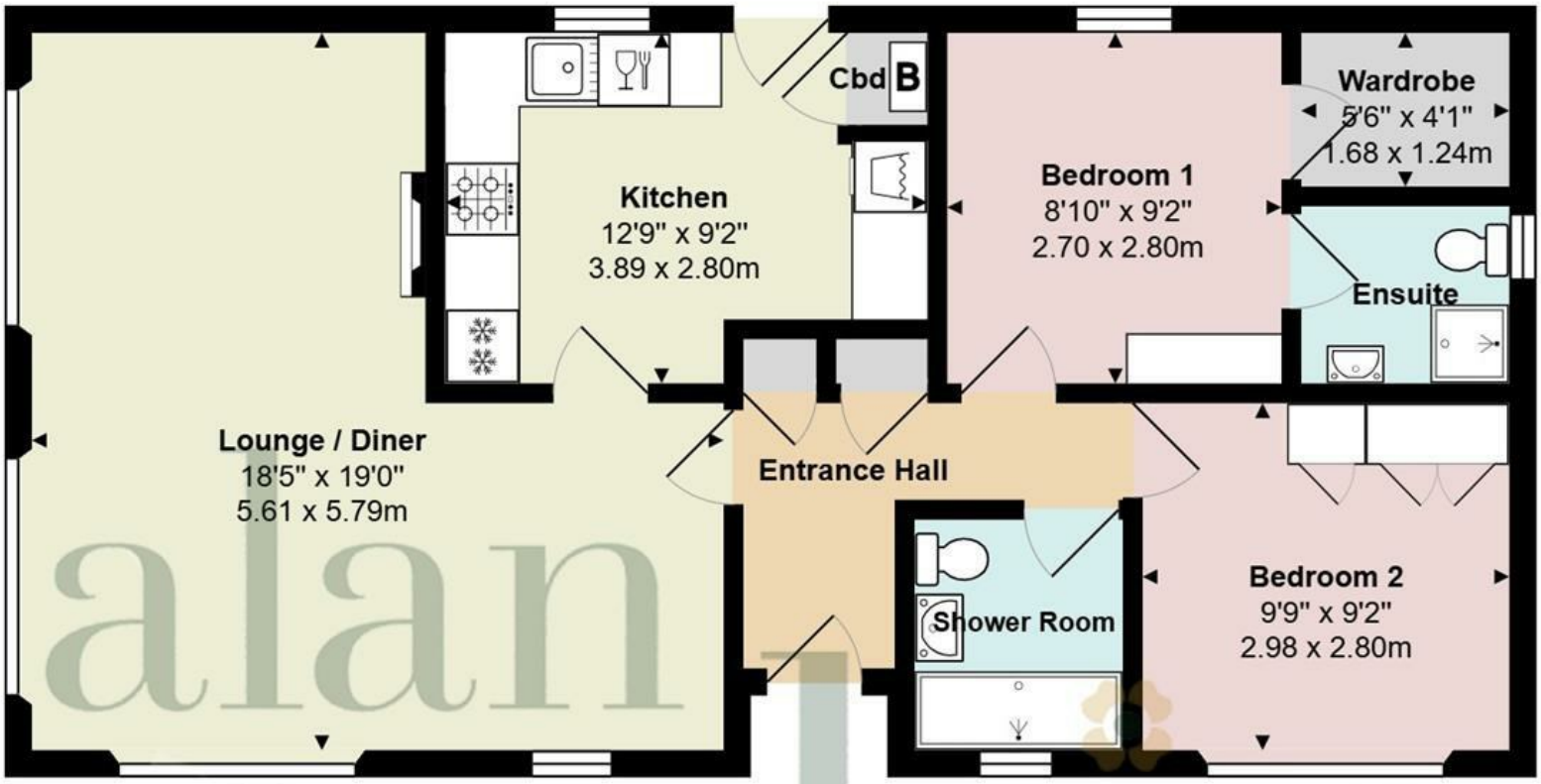












Total Area: 732 ft² ... 68.0 m²

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.
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