



Rope Yard, Royal Wootton Bassett, SN4 7BP

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PROPERTY SALES & LETTINGS



- One Bedroom Park Home
- 1991 Omar
- Level to High Street Location
- Parking
- 36' x 10'
- LPG Central Heating
- Surrounding Gardens
- No Onward Chain



22 Orchard Park, Rope Yard Royal Wootton Bassett, SN4 7BP

£79,950

Sold STC - Similar Required!

A well-presented 1-bedroom park home measuring 36ft x 10ft, built in 1991, situated on this popular residential site for the over 55s. Offered chain free, the property features a side porch, inner hallway, kitchen/diner, and a lounge enjoying elevated views, along with a comfortable bedroom and a modern bathroom.

Externally, the home benefits from surrounding gardens and nearby parking. Orchard Park is a well-established residential site exclusively for the over 50s, conveniently located just yards from the main high street, offering a wide range of amenities. Please note that pet dogs or cats are not permitted on the site.

For further information or to arrange a

viewing, contact Alan Hawkins Estate Agents on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2026/27 = £1796.72

For information on tax banding and rates, please call
Wiltshire Council, Monkton Park, Chippenham,
Wiltshire. SN15 1ER. Tel: 0300 456 0109

Pitch Fee: £158.74 pcm

Gas: LPG

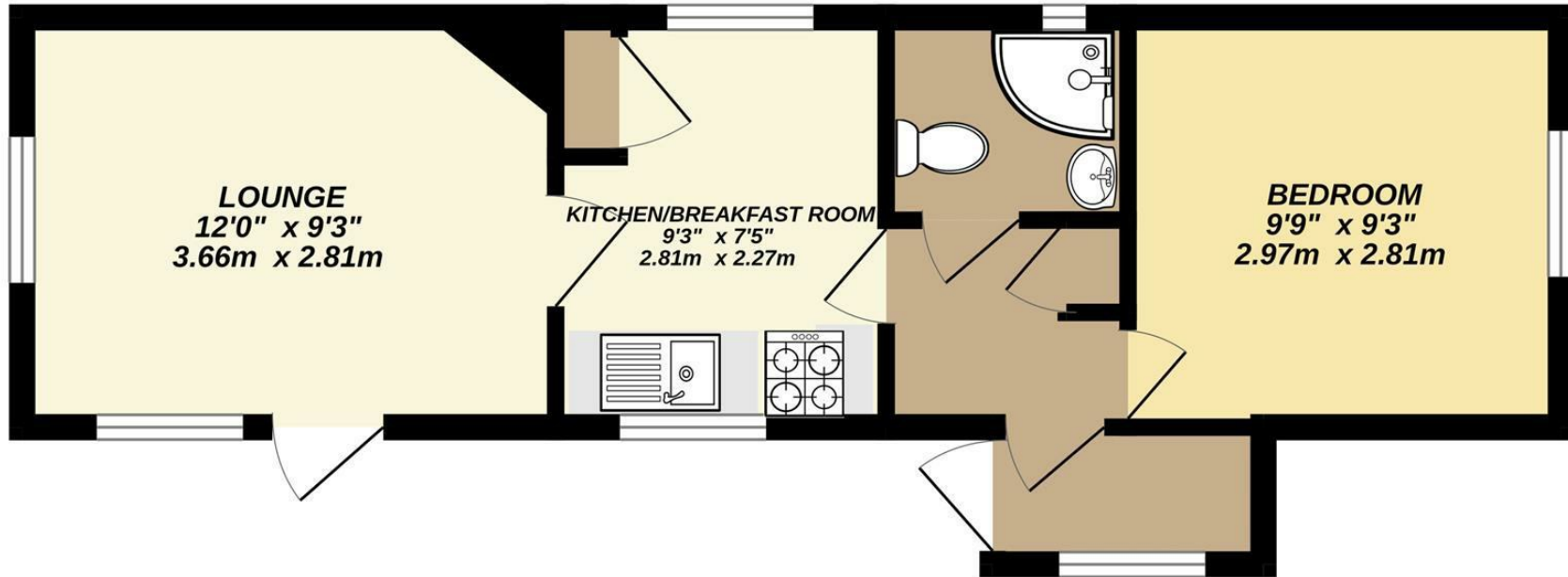
Water + Waste: Mains

Flood Risk: Very Low

Internet Speeds: tbc



GROUND FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 335 sq.ft. (31.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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