


# Lillybrook Estate, Lyneham, SN15 4AS

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- Omar Colorado Twin Park Home
- Sited 1998
- Two Receptions
- Garage + Driveway
- Over 50's.

- 42' x 20
- Two Bedrooms
- En-Suite + Walk-in Wardrobe
- LPG Central Heating
- No Onward Chain



# 109 Lillybrook Estate
# Lyneham, SN15 4AS

## £140,000

Offered chain free is this spacious and well appointed Omar Colorado 42ft x 20ft two bedroom park home sited on this popular and well established family run site for the over 50's in the charming North Wiltshire village of Bradenstoke.
Accommodation comprises an entrance hall way with double doors to a spacious living room with arch way access to the dining room. There is spacious kitchen with ample storage and a side porch addition. Towards the rear of the property are two bedrooms and shower room, the main bedroom featuring a walk-in wardrobe and en-suite shower room.
Further attributes includes a surrounding garden, 23ft oversized garage, driveway parking, uPVC double glazing and LPG central heating.

Call Alan Hawkins Property Sales on 01793 840222.

NB: Please note, this particular home benefits from a 5% contract - meaning, upon resale, only 5%, not the usual 10% is paid to the site owner.






### Viewings

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

### Council Tax: Wiltshire Council

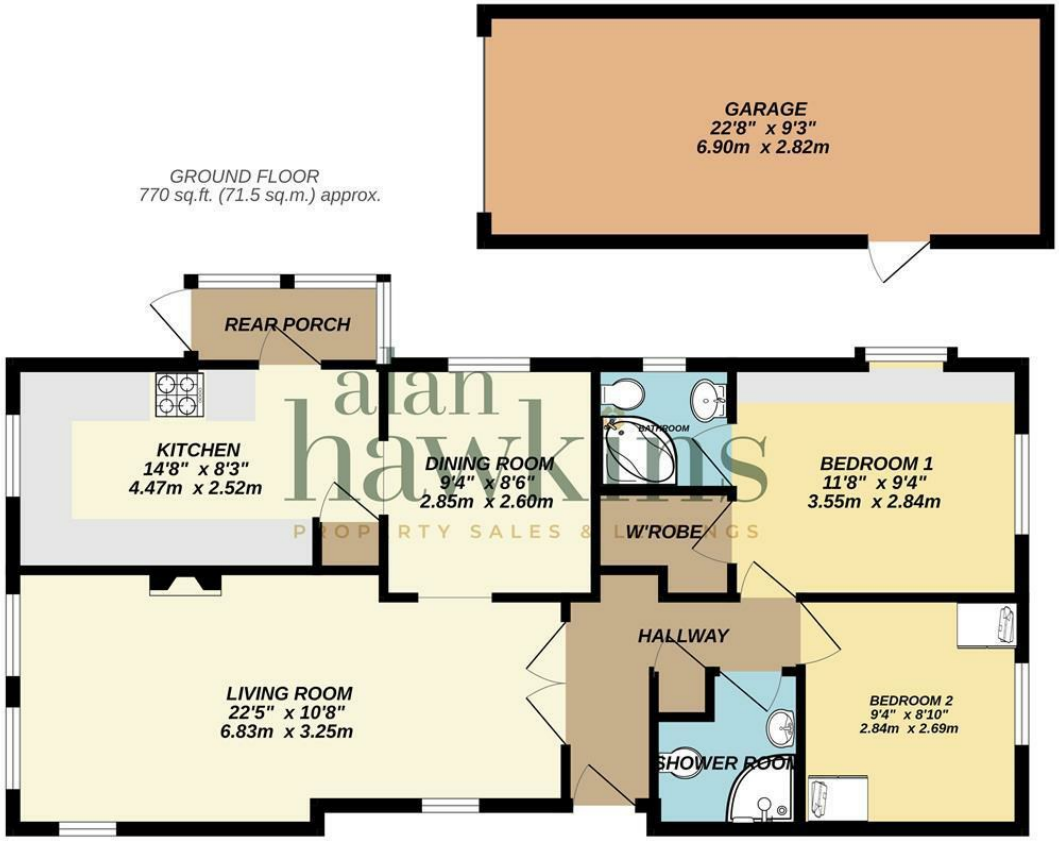
Tax Band A For year 2026/27 = £1612.75
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

### Services

Pitch Fee: £224.90 pcm (2026)
Gas: LPG
Water + Waste: Mains
Electric: Mains (Site)
Flood Risk: Very Low (Environmental)
Internet Speeds: (tbc)

GARAGE
210 sq.ft. (19.5 sq.m.) approx.

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.




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TOTAL FLOOR AREA : 979 sq.ft. (91.0 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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