



**Connells**

The Vyne  
Weston Avenue Leighton Buzzard

# The Vyne

## Weston Avenue Leighton Buzzard LU7 4JT

for sale  
**£95,000**



### 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.

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

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 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.



## 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

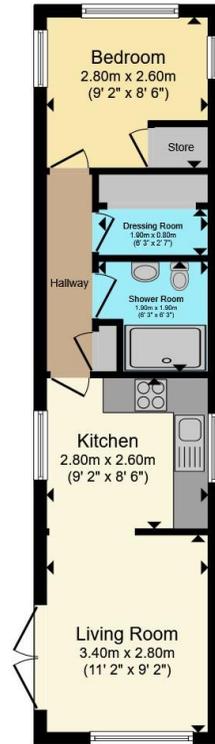
Parking for 2 cars. Storage.

## 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](http://www.gov.uk))





Total floor area 34.4 m<sup>2</sup> (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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: Council Tax  
 Exempt Band: A

Tenure:

**view this property online [connells.co.uk/Property/LBC311588](http://connells.co.uk/Property/LBC311588)**

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.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: LBC311588 - 0003