

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
Telephone SALES: 01793 840222 or LETTINGS 01793 855222  
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



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



# 3 Orchard Park Rope Yard, Royal Wootton Bassett, SN4 7BP

£125,000

A well maintained two bedroom 32 x 20' 1994 built park home situated favourably in the this popular residential site for the over 50's, just a short walk from the main high street. Offered with No Onward Chain, this particular property, which occupies an elevated position with views, comprises an entrance hall, a spacious lounge/diner with South westerly views, kitchen, bathroom and two bedrooms with fitted furniture. To the outside are surrounding low maintenance gardens which includes a block built storage shed. Further attributes include LPG central heating via a well maintained combination boiler & uPVC double glazing.

Call Alan Hawkins Property Sales on 01793 840222.

- Two Bedroom Park Home
- 32' x 20'
- 1994 Built
- Close to High Street
- Residential Site for over 50's
- LPG central Heating
- Parking
- Low Maintenance Gardens
- Elevated Views
- No Onward Chain
- Council Tax - Wiltshire Council
- Tax Band 'A'

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

### Viewings

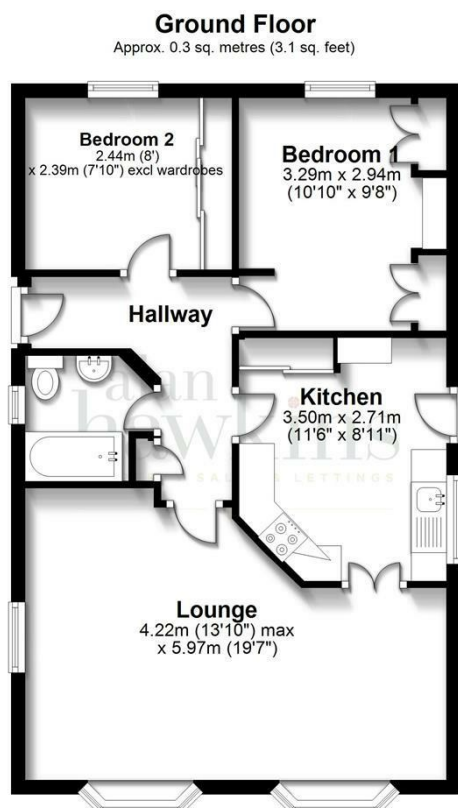
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

### Virtual Video Tour

A virtual video tour is available on request. For more details email [sales@alanhawkins.co.uk](mailto:sales@alanhawkins.co.uk) or call us on 01793 840222.

### Tenure.

Mobiles Home Act 1983.  
Ground Rent £152.90 pcm



Total area: approx. 0.3 sq. metres (3.1 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.  
Plan produced using PlanUp.

