



The Clock Inn Park, Lydney Devizes SN10 3PP

welcome to

The Clock Inn Park, Lydeaway Devizes

Peacefully situated between Devizes and Urchfont on a sought-after small site, this superb detached park home offers a bright living room, kitchen with utility, two double bedrooms, en-suite and bathroom. With garage, patio/decking, double glazing and countryside surroundings, it's ideal for relaxed

Entrance Hall

Entrance to this spacious two bedroom Park Home situated in an enviable position within the Wiltshire countryside is via the front door leading into the entrance hall which comprises : door leading from the porch into the entrance hall which has a built in cupboard and doors leading to the living/dining room, kitchen, shower room and bedrooms.

Living / Dining Room

19' 5" x 15' 8" (5.92m x 4.78m)

Spacious living/dining room with ample space for both lounge and dining room furniture, window to the front aspect, fireplace with electric fire, serving hatch to the kitchen and an electric storage heater.

Kitchen

14' 11" x 9' 7" (4.55m x 2.92m)

Fitted kitchen comprising a range of wall and base units with work surfaces over, sink/drainage with mixer tap. Space and plumbing for dishwasher with further appliance space, integrated oven, integrated ceramic hob with cooker hood over. Door leading to the utility room, lino flooring and an electric heater.

Utility Room

13' 8" x 4' 11" (4.17m x 1.50m)

This extension provides useful additional storage space and features fixed cupboards, plumbing for a washing machine, a rear-facing window, two doors leading to the garden, carpet-tiled flooring, and an electric heater.

Bedroom One

9' 6" x 15' 6" (2.90m x 4.72m)

Generous master bedroom suite with a large walk in built in cupboard, ample space for double bed and further bedroom furniture, window to the rear aspect, window to the rear aspect and an electric

heater.

En-Suite

4' 9" x 5' 2" (1.45m x 1.57m)

En-suite comprising a low level w/c, vanity wash hand basin and bidet. Obscure window to the rear aspect, extractor fan, wall heater and an electric heated towel rail.

Bedroom Two

12' 3" x 10' 5" (3.73m x 3.17m)

Another good sized bedroom with a Bay window to the front aspect, and an electric heater.

Shower Room

6' 6" x 7' 2" (1.98m x 2.18m)

Shower room comprising a low level w/c, vanity wash hand basin with storage below and a double walk in shower cubicle. Obscure window to the front aspect, extractor fan, fixed storage cupboards, plastic flooring tiles and a wall heater.

Front Garden

Steps leading up to the front door, gravel areas and a selection of mature shrubs and flower borders.

Rear Garden

Steps leading down to the rear garden from the utility room, enclosed by wooden fencing, patio area and a selection of gravel borders with flower beds.

Garage / Parking

There is a garage to the side of the property with an up and over door, and a car park for both residents and guests.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of



carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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The Clock Inn Park, Lydney Devizes

- Detached Park Home
- Highly Desirable Semi-Rural Location
- Two Beds with En-suite to Main Bedroom
- Garage & Resident/Guest Parking
- Exclusively Over 50s Only

Tenure: EPC Rating: Exempt
Council Tax Band: A

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.

£160,000



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Property Ref:
DVZ107397 - 0004

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