



The Vyne, Weston Avenue, Leighton Buzzard, LU7 4JT

welcome to

The Vyne Weston Avenue, Leighton Buzzard

NO UPPER CHAIN! deceptively spacious two-bedroom over 55's Bungalow comprising: entrance, lounge, kitchen/diner, two bedrooms with en-suite and family bathroom. Outside are private gardens and a driveway.

Entrance Hall

Double-glazed door to the front, double-glazed window to the front, storage cupboard and door to the lounge.

Lounge

Double glazed windows to the front and side, feature fireplace, 2 radiators and double-glazed French doors leading out to the garden.

Kitchen / Diner

Fitted with a mix of wall and base units with work surface over, 1.5 bowl sink with mixer tap and drainer, integrated eye-level electric oven and electric hob with extractor fan over. Integrated fridge/freezer and space for a washing machine and a tumble dryer. Space for a dining table and chairs, radiator and double-glazed windows to the front. Double-glazed window to the rear and double-glazed door leading out to the garden.

Bedroom One

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the front.

En-Suite

Fully tiled with a pedestal wash hand basin, low-level WC and a shower cubicle. Radiator, extractor fan and double-glazed obscured window to the front.

Bedroom Two

Built-in wardrobe with hanging space and storage, radiator and double-glazed window to the side.

Shower Room

Fully tiled with a pedestal wash hand basin, low-level WC and a shower cubicle. Radiator, extractor fan and double-glazed obscured window to the rear.

Outside

Front Garden

Shingle frontage with flowers and shrubs. Block paved path leading to the front door.

Rear Garden

A low-maintenance garden with a decked seating area, block paved area and a small lawn area. Flower and shrub borders and a storage shed.

Parking

Block paved driveway providing off-road parking for up to 2 cars.

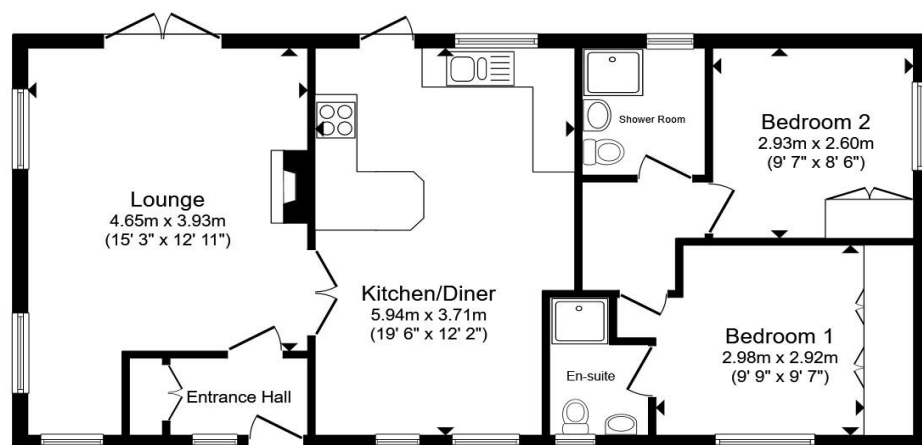
Agents Notes

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.

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 owner's 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)

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.



Ground Floor

Total floor area 75.1 m² (808 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



welcome to

**The Vyne, Weston Avenue,
Leighton Buzzard**

- NO UPPER CHAIN
- OVER 55'S DEVELOPMENT
- SPACIOUS ACCOMMODATION
- EN-SUITE AND SHOWER ROOM
- PRIVATE GARDENS

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.

guide price

£200,000



view this property online [brownandmerry.co.uk/Property/LBZ109968](https://www.brownandmerry.co.uk/Property/LBZ109968)



Property Ref:
LBZ109968 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



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