

Head Office:
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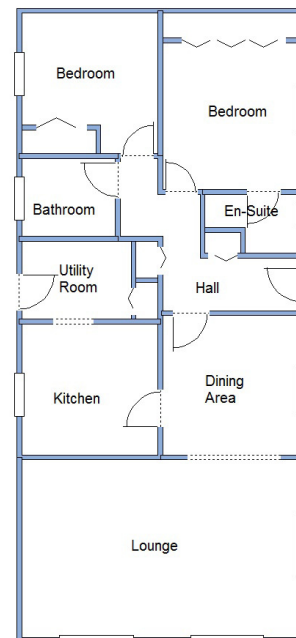
DORSET PARK HOMES

DRAFT

Telephone: 01202 877511

www.dorsetparkhomes.com

23 St Leonards Farm Park, Ringwood Road, West Moors, Dorset. BH22 0AG



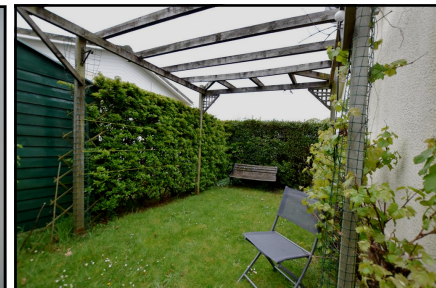
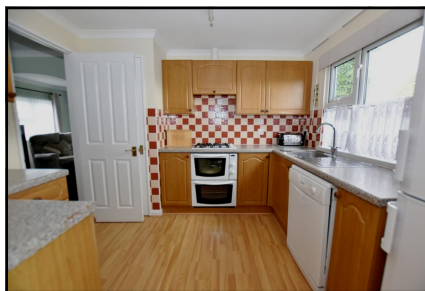
This drawing has been prepared for diagrammatic purpose only. Not to scale.

2-Bedroom Park Home - approx 44' x 20'

Accommodation & approximate room dimensions:

- **Entrance Hall:** Cloaks & Linen cupboard. Hatch to roof.
- **Lounge:** approx 19'5" x 12'4". Feature electric fireplace.
- **Dining Area:** approx 10' x 9'5"
- **Kitchen:** approx 9'6" x 9'2". Range of floor and wall cupboards. Built-in oven & hob with extractor fan above. Space for dishwasher & fridge/freezer.
- **Utility Room:** Floor and wall units. Space for washing machine & tumble dryer. Cupboard housing combination boiler. Door to garden.
- **Bedroom 1:** approx 10'3" x 9'6" Plus fitted wardrobes.
- **En-Suite Shower Room:** Shower cubicle. Pedestal wash basin & WC.
- **Bedroom 2:** approx 9'9" x 9'6". Built-in wardrobes.
- **Shower Room:** Wet room style shower. Pedestal wash basin & WC.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing**
- **Private Garden** mainly laid to lawn & Patio. Metal shed.
- **Allocated Parking**
- **Age Restriction 55+ No Pets**
- **Popular, well maintained Residential Park** close to major supermarkets, local amenities & regular bus services.

Well Presented Home



Price: £185,000

Pitch Fee: approx £499.97 per quarter

Subject to Annual Review

Council Tax Band: 'A'

Tenure: 1983 Mobile Homes Act Agreement

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W04411

The recommended specialist in Park Home sales

Partner: Simon Dixon

