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DORSET PARK HOMES

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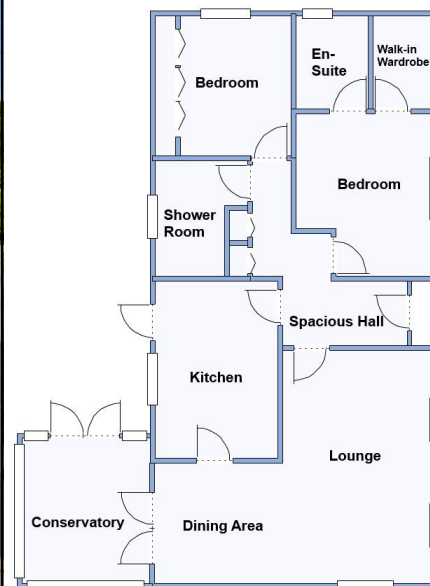
www.dorsetparkhomes.com

Telephone: 01202 877511

42 Stour Park, New Road, Bournemouth, Dorset. BH10 7DE



Pylon has been switched off since 1995



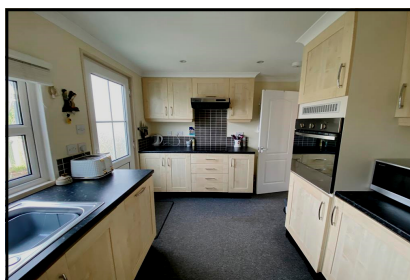
This drawing has been prepared for diagrammatic purpose only. Not to scale

2 Bedroom Park Home approx 40' x 20'

Accommodation & approximate room dimensions:

- Homeseeker 'Cotswold Special' circa 2007
- Spacious Hall: Cloaks & linen cupboard
- Lounge/Dining Room: approx 19'7" x 16'5" max. Feature fireplace. 2 bay windows. Double doors to:
- Conservatory: approx 10' x 8'9". Doors to garden.
- Kitchen: approx 12'3" x 8'6". Range of base & wall units. Built-in oven, hob & cooker hood. Integrated dishwasher, washing machine & fridge/freezer. Cupboard housing combination gas boiler (untested)
- Bedroom 1: approx 11'8" x 9'5" Plus walk-in wardrobe. Fitted dresser unit & bay window.
- En-Suite Shower Room
- Bedroom 2: approx 9'5" x 7'8" Plus fitted wardrobe.
- Shower Room: Large Shower. Wash basin & WC.
- Gas Central Heating & PVCu Double-Glazing
- Paved Driveway & GARAGE. Metal Shed.
- Private Rear Garden with Raised Deck
- Age restriction 60+. No Pets Allowed
- Popular, well maintained Residential Park close to local amenities, Bournemouth & Poole.
- **Agents Note: PLYLON HAS BEEN SWITCHED OFF SINCE 1995**

Good location close to amenities



Pitch Fee: Approx £210.45 per month plus approx £9 Water per month
Subject to Annual Review
Council Tax Band: 'A' **Tenure: 1983 Mobile Homes Act Agreement**

Price £205,000

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.W044670

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

