

**Head Office:**  
Dixon Kelley Estate Agents  
1 Penn Court  
Station Road, West Moors  
Dorset. BH22 0JJ

# DORSET PARK HOMES

**DRAFT**

[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

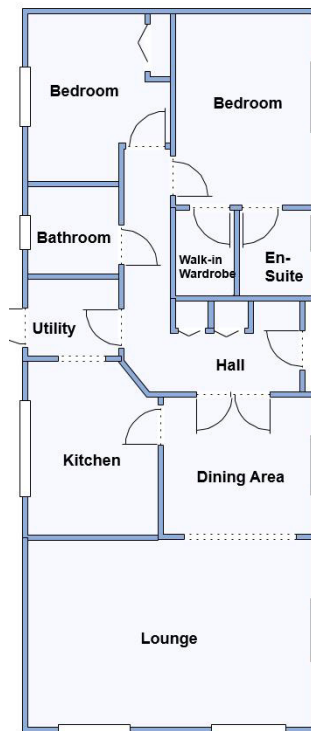
**Telephone: 01202 877511**

**49 Stour Park, New Road, Bournemouth, Dorset. BH10 7DE**



Omar 'Sherringham' 2008

**En-Suite Shower Room & Bathroom**



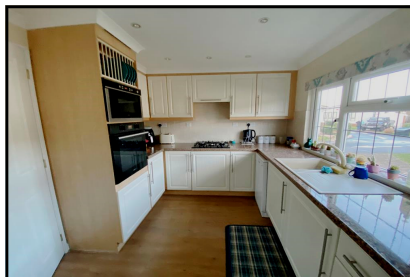
This drawing has been prepared for diagrammatic purpose only. Not to scale

## 2 Bedroom Park Home approx 46' x 19'

Accommodation & approximate room dimensions:

- Omar 'Suffolk Cottage' Park Home 1997
- Spacious Entrance Hall: Cloaks & Airing cupboard.
- Lounge: approx 18'6" x 12'. Feature fireplace. 3 bay windows. Vaulted ceiling.
- Dining Area: approx 9'6" x 8'8"
- Kitchen: approx 10'9" x 8'6"max. Range of base & wall units. Built-in oven, microwave, hob & cooker hood. Integrated washing machine. Space for dishwasher.
- Utility Room: Cupboard housing combination gas boiler. Larder cupboard. Integrated fridge/freezer.
- Bedroom 1: approx 12'2" x 8'8" Plus walk-in wardrobe. Fitted dresser unit & bay window.
- En-Suite Shower Room
- Bedroom 2: approx 10'8" x 9' max. Fitted wardrobe.
- Bathroom: Panelled bath. Wash basin & WC.
- Gas Central Heating & PVCu Double-Glazing
- Paved Driveway & GARAGE with Electric Door
- Private Garden with artificial lawn. Metal Shed
- Age restriction 60+. No Pets
- Well maintained Residential Park close to amenities & with easy access to Bournemouth & Poole.

## Good location close to amenities



**Pitch Fee: Approx £210.75 per month plus £9 Water per month**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**      **Tenure: 1983 Mobile Homes Act Agreement**

**Price £240,000**

**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.W04488

*The recommended specialist in Park Home sales*  
Proprietor: Simon Dixon

