

Head Office:
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Station Road, West Moors
Dorset. BH22 0JJ

DORSET PARK HOMES

DRAFT

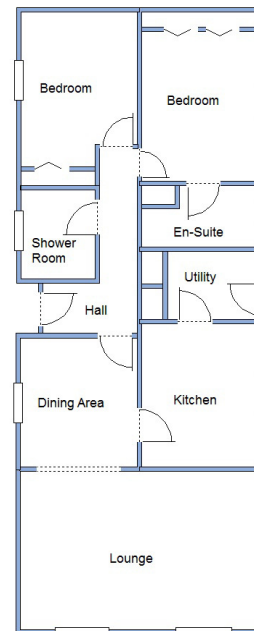
www.dorsetparkhomes.com

Telephone: 01202 877511

109 Pinehurst Park, West Moors, Ferndown, Dorset. BH22 0BS



Spacious, Beautifully Presented Park Home



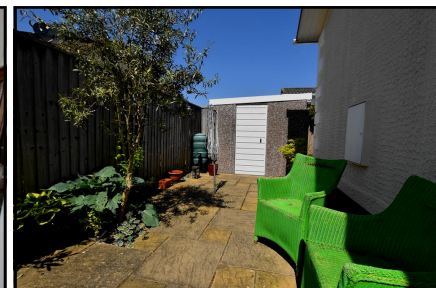
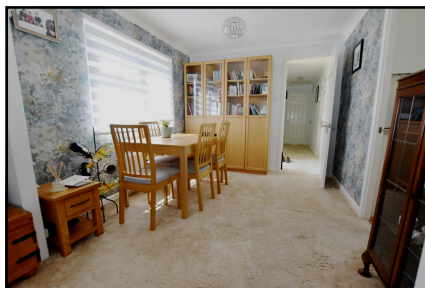
This drawing has been prepared for diagrammatic purpose only. Not to scale.

2-Bedroom Park Home - approx 46' x 18'

Accommodation & approximate room dimensions:

- **Entrance Hall:** Storage cupboard. Hatch to roof.
- **Kitchen:** approx 10'10" x 8'8". Range of floor and wall cupboards. Built-in Neff double oven & induction hob (untested). Water softener. Corner carousel. Integrated fridge/freezer.
- **Utility Room:** Plumbing for washing machine & dishwasher. Gas combination boiler (untested).
- **Lounge:** approx 17'6" x 11'9". Feature fireplace with gas fire (untested).
- **Dining Area:** approx 9'7" x 8'11".
- **Bedroom 1:** approx 10'9" x 8'8". Built in wardrobes.
- **En-Suite Shower Room:** Recently installed. Shower cubicle with thermostatic shower, vanity unit & WC.
- **Bedroom 2:** approx 11'2" x 8'8". Double wardrobe.
- **Shower Room:** Recently installed, Shower cubicle with thermostatic shower. Wash basin & WC.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing**
- **Delightful Patio Garden with Concrete Shed**
- **Parking on Plot**
- **Age Restriction 45+ Pets Considered**
- **Popular Residential Park near to amenities**

Delightful Private Garden



Pitch Fee: approx £204 per month
Subject to Annual Review
Council Tax Band: 'A'

Tenure: 1983 Mobile Homes Act Agreement

Price: £199,950

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.W04606

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

