

**Head Office:**  
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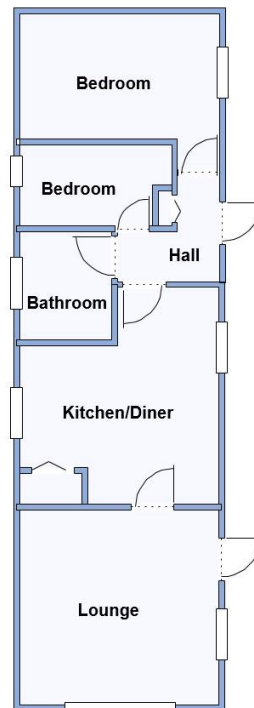
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**26 Gladelands Park, Ringwood Road, Ferndown, Dorset. BH22 9BW**

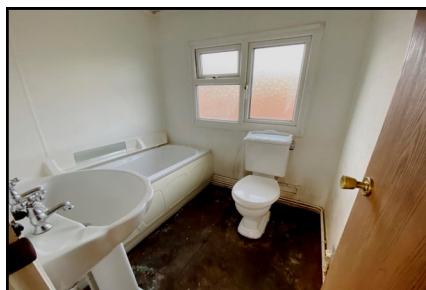


## 2-Bedroom Park Home - approx 40' x 12'

Accommodation & approximate room dimensions:

- Omar Waveney 1982
- Entrance Hall
- Kitchen/Diner: approx 12'8" x 11'8" max. A spacious room that's requires total replacement. Cupboard housing hot water cylinder.
- Lounge: approx 11'8" x 11'4". Door to garden. Gas fire with back boiler (untested).
- Bedroom 1: approx 11'8" x 7'4".
- Bedroom 2: approx 9'1" x 4'9" max.
- Bathroom: Panelled bath. Wash basin & WC.
- Gas Central Heating (system untested).
- PVCu Double-Glazing
- Parking for 1 car
- Garden: Laid to lawn. Metal Shed
- Age Restriction 50+
- No Pets Allowed
- Well maintained Residential Park near to major supermarkets & local amenities
- **Agents Note: Significant water damage to flooring in the Hall, Kitchen, Bathroom & 2 Bedrooms.**

## Refurbishment Required



**Pitch Fee: approx £180.90 pcm**

**Subject to Annual Review**

**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

**Price: £45,000**

**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.W04722

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

