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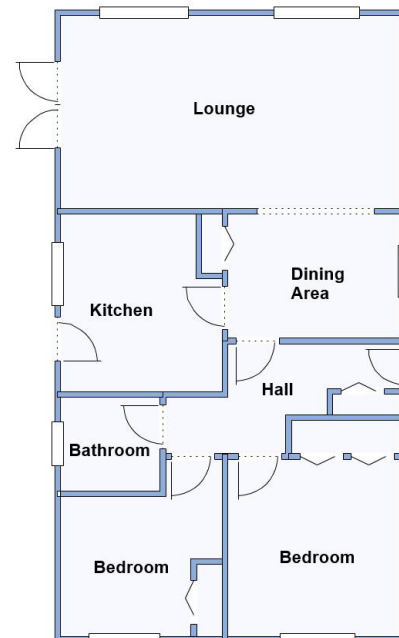
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**87 Lady Bailey Park, Winterborne Whitechurch, Blandford. DT11 0HS**



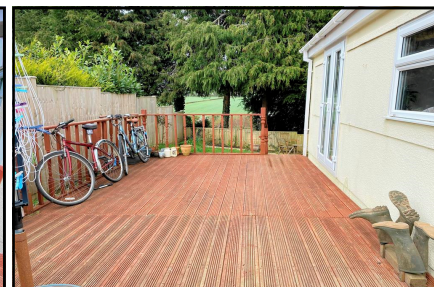
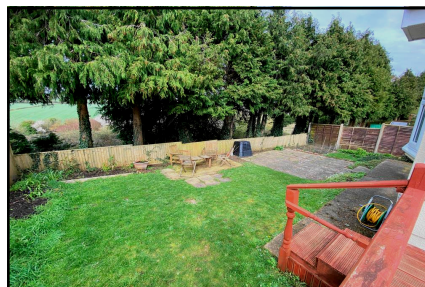
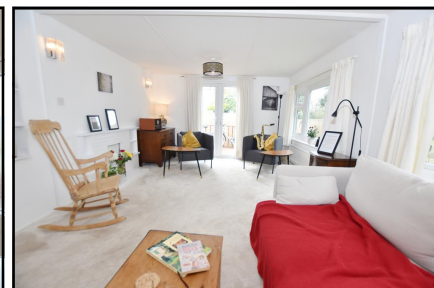
This drawing has been prepared for diagrammatic purpose only. Not to scale

## 2 Bedroom Park Home approx 36' x 20' max

Accommodation & approximate room dimensions:

- **Hall:** Cloaks cupboard.
- **Lounge:** approx 19'8" x 11'2". Windows overlooking delightful garden. Double doors to raised DECK.
- **Dining Area:** approx 10' x 7'2". Airing cupboard housing newly installed Worcester combination boiler.
- **Kitchen:** approx 10'2" x 9'4". Range of modern wall and floor cupboards. Built-in oven & hob. Integrated washing machine & fridge/freezer. Door to garden.
- **Bedroom 1:** approx 12'6" x 9'6" including wardrobe.
- **Bedroom 2:** approx 9'4" x 8'. Built-in wardrobe.
- **Bathroom:** Panelled bath with electric shower over. Pedestal wash basin & WC.
- PVCu Double-Glazing
- Gas Central Heating (Worcester Boiler installed December 2023)
- Delightful Private Garden backing onto fields. Large Deck area. Shed.
- Parking on Plot for 2 cars
- Age Restriction 55+ Pets Considered
- Semi-Rural location near to Blandford with views over surrounding countryside.

## Semi-Rural Location with Field Views



**Pitch Fee: approx 40.94 per week plus £2.20 sewerage charge per week**  
**Subject to Annual Review**  
**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

**Price £159,950**

**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.W04742

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

