

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

# DORSET PARK HOMES

**DRAFT**

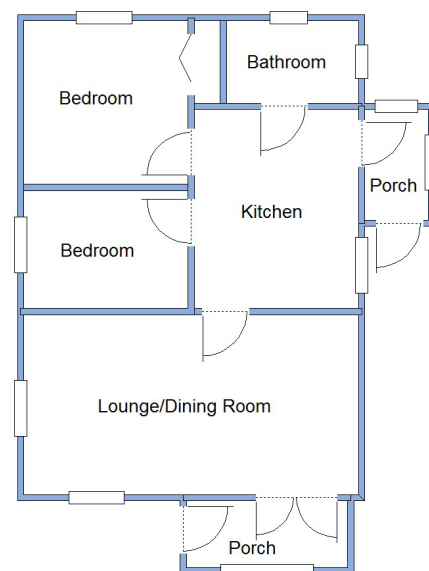
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**38a St Leonards Farm Park, Ringwood Road, West Moors, Dorset. BH22 0AG**



**Well Presented Twin Unit Park Home**



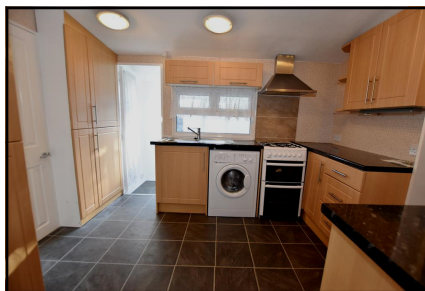
This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 2-Bedroom Park Home - approx 26' x 18'

Accommodation & approximate room dimensions:

- **Enclosed Front Entrance Porch:** Double doors to:
- **Lounge/Dining Room:** approx 18' x 9'8". A bright room with vaulted ceiling.
- **Kitchen:** approx 10'9" x 8'9". Range of base & wall units. Cooker space. Integrated fridge/freezer. Space for washing machine. Cupboard housing combination gas boiler. Door to Rear Porch & garden.
- **Bedroom 1:** approx 9' x 8'9" plus fitted wardrobes.
- **Bedroom 2:** approx 8'9" x 6'5". Built-in wardrobe.
- **Modern Bathroom:** White suite comprising panelled bath with mixer tap & shower attachment, wash basin & WC.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing & Exterior Insulation System**
- **Private Garden** mainly laid to lawn.
- **Allocated Parking** for 1 car
- **Age Restriction 55+ No Pets**
- **Delightful country style Residential Park** near to major supermarkets & local amenities.
- **No Chain!**

## Near to Amenities



**Pitch Fee: approx £620 per quarter**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price: £110,000**

**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.W04518

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

