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# DORSET PARK HOMES

**DRAFT**

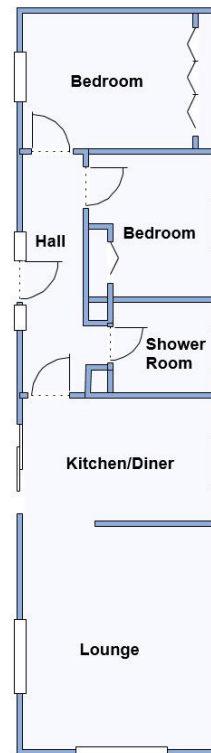
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**122 Pinehurst Park, West Moors, Dorset. BH22 0BS**



**Well Presented Park Home in Good Position**



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

## 2 Bedroom Park Home approx 44' x 12'

Accommodation & approximate room dimensions:

- Stately Albion 'Chatsworth' circa 2001
- Entrance Hall: Linen & cloaks cupboards
- Kitchen/Diner: approx 11'6" x 7'7". Good range of floor and wall cupboards. Built-in oven, gas hob & cooker hood over. Space for fridge/freezer & washing machine. Cupboard housing gas fired combination boiler. LED spot lights. Patio door to garden.
- Lounge: approx 13'5" x 11'6". Feature fireplace. 2 Bay windows.
- Bedroom 1: approx 9'10" x 8'2" plus built-in wardrobes & high level storage cupboards.
- Bedroom 2: approx 8'7" x 7'7" max. Wardrobe.
- Shower Room: Walk-in shower with thermostatic shower. Vanity wash basin & WC.
- PVCu Double-Glazing
- Gas Central Heating (system untested).
- Parking on Plot with wide brick driveway.
- Garden mainly laid to lawn. Metal Shed.
- Age Restriction 45+. Pets considered.

## Popular 'Pet Friendly' Park



**Pitch Fee: approx £230.04 per month**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price £150,000**

**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.W04781

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

