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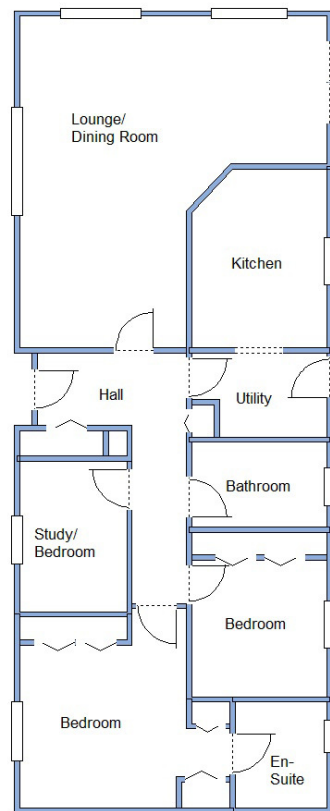
DORSET PARK HOMES

DRAFT

www.dorsetparkhomes.com

Telephone: 01202 877511

5 Holton Heath Park, Wareham Road, Poole. BH16 6JS



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

2/3-Bedroom Park Home - approx 50' x 20'

Accommodation & approximate room dimensions:

- **Entrance Hall:** Cupboard housing Worcester Combi boiler (untested). Double cloaks cupboard. Airing cupboard. Loft with ladder & light. Part boarded.
- **Lounge/Dining Room:** approx 20'8" x 19'4" max overall. Feature fireplace. Double doors to garden.
- **Kitchen:** approx 11'3" x 8'6". Range of floor and wall cupboards. High level double oven and hob with cooker hood over (untested). Integrated fridge/freezer & dishwasher (untested). Field views.
- **Utility Room:** Sink unit. Plumbing for washing machine. Space for tumble dryer. Door to garden.
- **Bedroom 1:** approx 13'4" x 12'6". Fitted Wardrobes.
- **En-Suite Shower Room.**
- **Bedroom 2:** approx 8'6" x 8'3". Large built in wardrobes. Field views.
- **Bedroom 3/Study:** approx 9'5" x 6'8". Built-in furniture.
- **Bathroom:** Corner bath with electric shower over. Vanity unit with basin & WC.
- **Gas Central Heating (untested) PVCu Double-Glazing**
- **Private Garden with delightful views.**
- **Parking on Plot & GARAGE (on rental basis).**
- **Age Restriction 50+ 1 Cat Permitted**
- **Popular Residential Park near to Wareham & Poole**

Driveway & Garage



Price: £219,000

Pitch Fee: approx £204 per month including Garage

Subject to Annual Review

Council Tax Band: 'A'

Tenure: 1983 Mobile Homes Act Agreement

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.W04805

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

