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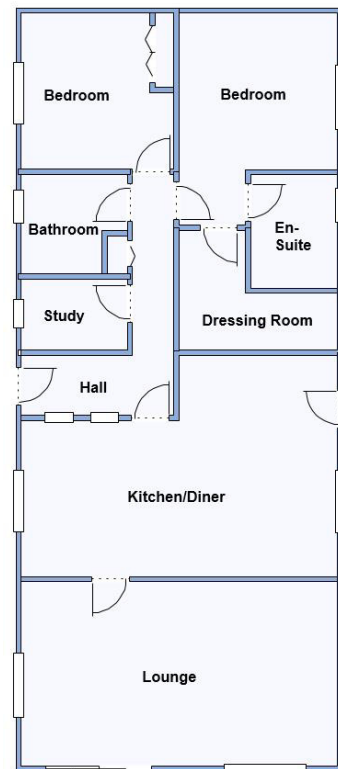
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**78 Hardy Country Park, Bridport Road Dorchester. DT2 9DS**



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

## Exceptional Park Home with Rural Views

### 2-Bedroom Park Home - approx 52' x 22'

Accommodation & approximate room dimensions:

- Prestige 'Grand Hardy' circa 2022
- Hall: Cloaks & linen cupboard. Hatch to roof space.
- Kitchen/Diner: approx 21' x 14'9"max. Superb range of floor and wall cupboards. High level double oven, hob & cooker hood. Integrated fridge/freezer, washing machine & dishwasher. Island breakfast bar. Door to garden.
- Lounge: approx 21' x 12'4". Vaulted ceiling. Patio doors to Raised Deck. Wonderful Countryside Views!
- Study: approx 7'1" x 4'9". Fitted desk unit.
- Bedroom 1: approx 14' x 10'2"max Plus Dressing Room
- Luxury En-Suite Shower Room.
- Bedroom 2: approx 10'5" x 10'2". Fitted wardrobe.
- Bathroom: Panelled bath with shower over & screen fitted. Vanity wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing & Exterior Cladding System
- Garden mainly laid to artificial lawn & block paved patio. Enjoying a sunny aspect & rural views. Garden Shed
- Parking on Plot
- Age Restriction 45+ Pets Considered
- A developing, gated Residential Park on the outskirts of Poundbury, Dorchester.

## Gated Entrance



**Pitch Fee: approx £998.03 per quarter including Water & Sewerage**  
**Subject to Annual Review**  
**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

**Price: £295,000**

**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.W04765

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

