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# DORSET PARK HOMES

**DRAFT**

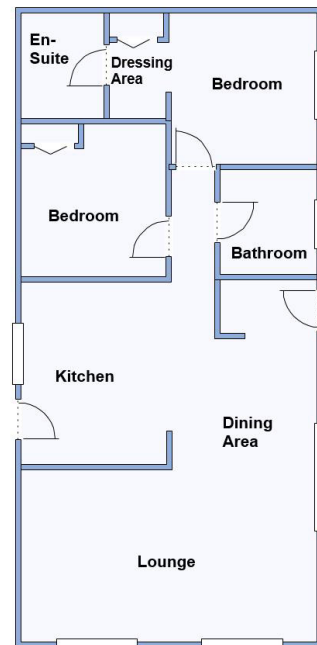
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**5 Lupin Walk, Deer Court, Horton Road, Three Legged Cross, Wimborne. BH21 6FL**



**Spacious Modern Park Home on Newly Developed Park**



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

## 2-Bedroom Park Home - approx 40' x 20'

Accommodation & approximate room dimensions:

- Omar 'Westbury' circa 2020
- Lounge/Dining Room: approx 22'7" x 18'2" max. Feature fireplace. Bay windows.
- Kitchen: approx 11'3" x 9'2" max. Superb fitted kitchen with an excellent range of floor and wall cupboards. Built-in oven & hob with cooker hood over (untested). Integrated washing machine, dishwasher & fridge/freezer. Cupboard housing gas combination boiler. Door to garden.
- Bedroom 1: approx 9'5" x 9'2" Plus Dressing Area with fitted wardrobes & dresser unit.
- Luxury En-Suite Shower Room
- Bedroom 2: approx 9'6" x 9'2". Fitted wardrobe.
- Bathroom: Panelled bath. Wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Small Garden with Metal Shed
- Parking on Plot
- Age Restriction 45+ Pets Considered
- Gated, Developing Residential Park set in 34 acres of private country park.

## High Quality Park Home



**Pitch Fee: approx 314.78 per month including sewerage**  
**Subject to Annual Review**  
**Council Tax Band: 'B'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price: £165,000**

**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.W04764

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

