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# DORSET PARK HOMES

**DRAFT**

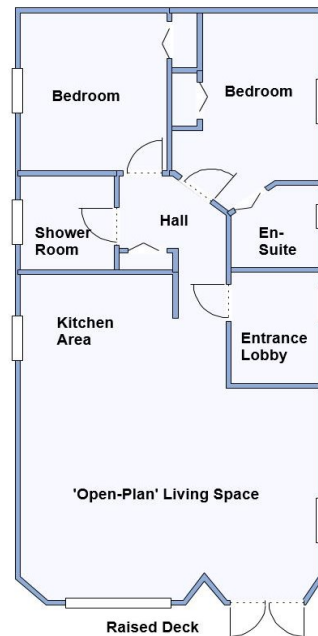
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**26 Tall Trees Park, Matchams Lane, Christchurch, Dorset. BH23 6TT**



## Spacious Modern Park Home



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

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

Accommodation & approximate room dimensions:

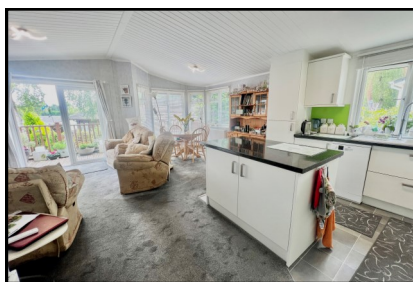
- Advent 'Rosemary' circa 2007
- Porch/Utility Area: Plumbing for washing machine. Leading to:
- 'Open Plan Living Space' approx 21'8" x 19' max. Kitchen: Range of floor and wall cupboards. Integrated under counter fridge & space for dishwasher. Built-in high level oven, hob with cooker hood over (untested). Vaulted ceiling & Feature fireplace in lounge area. Double Doors to raised DECK leading to garden.
- Hallway Leading To:
- Bedroom 1: approx 11'2" x 7'5" max. Plus fitted wardrobes.
- En-Suite Shower Room.
- Bedroom 2: approx 11'2" x 10'8". Fitted wardrobes.
- Shower Room: Walk in shower cubicle, wash basin & WC.
- Gas Central Heating (LPG Gas) & Double-Glazing
- Parking On Plot for 2 Cars.
- Side Garden with shed.
- Age Restriction 45+ Not more than 1 Dog & Cat
- Communal Heated Outdoor Swimming Pool, Play-ground & Fishing Lake. Electric security gates.

**Price £180,000**

**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.W04871

## Lovely Position On Park



**Pitch Fee: approx £472,83 per month including water & sewerage**  
**Subject to Annual Review**  
**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

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

