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# DORSET PARK HOMES

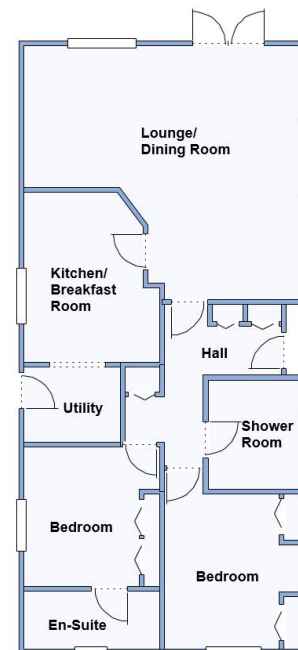
**DRAFT**

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

**1 Slepe Park, Dorchester Road, Lytchett Minster, Poole. BH16 6HT**



**Spacious Park Home in Semi-Rural Location**



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

## 2-Bedroom Park Home - approx 42' x 20'

**Accommodation & approximate room dimensions:**

- Homeseeker 'Langdale Plus' 2006
- Hall: Cloaks & Linen cupboard. Broom cupboard.
- Lounge/Dining Room: approx 19'6" x 17'7" max overall. Feature fireplace. 2 Bay windows. Double doors to garden & pleasant outlook.
- Kitchen/Breakfast Room: approx 11'9" x 9'6" max. Range of wall & base units. Built-in oven and hob with cooker hood over (untested). Space for fridge/freezer. Breakfast bar.
- Utility Room: Newly installed Glow-Worm gas boiler (Nov 2023). Storage cupboards. Door to garden
- Bedroom 1: approx 9'8" x 9'5". Fitted wardrobes.
- En-Suite Shower Room
- Bedroom 2: approx 10'9" x 9'5". Fitted wardrobes.
- Shower Room: Wet room style shower room. (formerly a bathroom).
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Parking on Plot for 2 cars
- Small Garden mainly laid to lawn. Metal Shed
- Age Restriction 50+ No pets.
- Small Residential Park in Semi-Rural Location

## Delightful Outlook



**Price: £165,000**

**Pitch Fee: approx £235.97 per month**

**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.W04946

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

