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# DORSET PARK HOMES

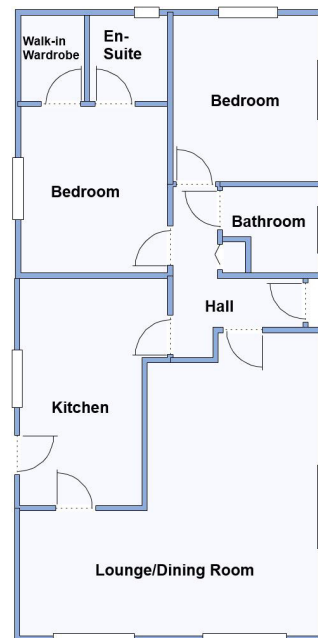
**DRAFT**

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

**61 Dewlands Park, West Close, Verwood, Dorset. BH31 6PR**



**Spacious Park Home in Good Position on 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 'Oulton' circa 2002
- Entrance Hall: Cloaks cupboard. Hatch to roof.
- Lounge/Dining Room: approx 19'4" x 19'4" overall max. Feature fireplace. 2 Bay windows.
- Kitchen: approx 14'6" x 9'2" max. Fitted kitchen with good range of floor & wall cupboards. High level double oven, gas hob & cooker hood. Space for fridge/freezer & washing machine. Cupboard housing gas fired combination boiler (untested). Door to garden.
- Bedroom 1: approx 10'7" x 9'4". Walk-in wardrobe.
- En-Suite Shower Room
- Bedroom 2: approx 10'7" x 9'4". Built-in wardrobe.
- Bathroom: panelled bath, wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Driveway and Garage with electric door.
- Delightful Patio Garden enjoying a good degree of privacy & sunshine.
- Age Restriction 50+      Pets Considered
- Popular, well maintained Residential Park

## Delightful Patio Garden



**Price £175,000**

**Pitch Fee: approx £210.04 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.W04901

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

