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# DORSET PARK HOMES

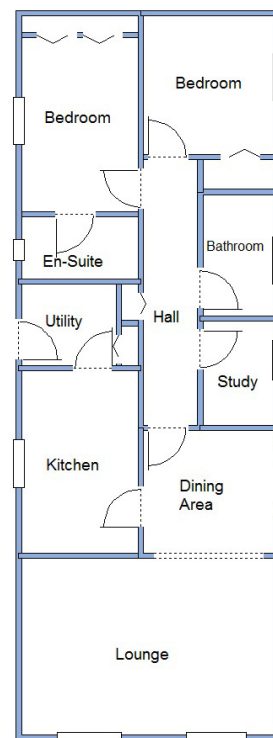
**DRAFT**

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

**137 Pinehurst Park, West Moors, Ferndown. BH22 0BS**



**Spacious Park Home near to amenities**



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

## 2-Bedroom Park Home - approx 45' x 17'

### Accommodation & approximate room dimensions:

- Stately Albion Park Home approx 2007
- Lounge: approx 16'3" x 10'8". Feature fireplace.
- Dining Area: approx 8'1" x 8'1". Patio Door to garden.
- Kitchen: approx 11'7" x 7'9". Range of floor and wall cupboards. Built-in oven & hob with extractor fan above. Space for fridge/freezer. Plumbing for dishwasher.
- Utility Room: Space for washing machine. Fitted storage cupboards. Combination gas boiler. Door to garden.
- Inner Hall: Linen cupboard. Hatch to roof space.
- Study: Fitted desk unit.
- Bedroom 1: approx 10'3" x 7'9" Plus built-in wardrobes.
- En-Suite Shower Room
- Bedroom 2: approx 8'9" x 7'9" Plus built-in wardrobes.
- Shower Room: Large walk-in shower. Wash basin & WC.
- Gas Central Heating (system untested) & Double-Glazing
- Delightful Private Patio Garden
- Quality Concrete Shed with electric supply.
- Parking on Plot for 2 cars
- Age Restriction 45+ Pets Considered
- Popular Residential Park near to local amenities and within a short drive to Ferndown & Ringwood.

## Delightful Private Patio Garden



**Price: £185,000**

**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:W04530

**Pitch Fee: approx £247.91 per cal month**

**Subject to Annual Review**

**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

*The recommended specialist in Park Home sales*

Partner: Simon Dixon

