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# DORSET PARK HOMES

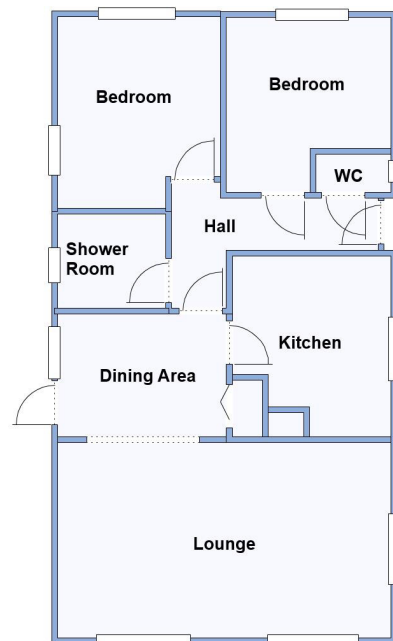
**DRAFT**

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

**12a Holton Heath Park, Wareham Road, Holton Heath, Poole. BH16 6JS**



**Beautifully Presented Park Home**



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

## 2 Bedroom Park Home approx 36' x 20'

Accommodation & approximate room dimensions:

- Hall: Cloaks cupboard
- Cloakroom: Wash basin & WC. Heated towel rail.
- Lounge: approx 19'3" x 11'5". Feature fireplace. Vaulted ceiling. Wonderful field views.
- Dining Area: approx 9'9" x 7'1". Door to garden. Cupboard housing combination gas boiler.
- Kitchen: approx 10'3" x 9'2" max. Range of floor & wall cupboards. Space for washing machine & tall fridge/freezer. Cooker point.
- Bedroom 1: approx 11'2" x 9'5".
- Bedroom 2: approx 10' x 9'5".
- Shower Room: Large shower cubicle, WC, Vanity wash basin & Chrome heated towel rail.
- New Carpets Throughout.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Newly laid Patio Garden with sunny aspect.
- Parking on Plot
- Age Restriction 50+ 1 Cat Permitted. No Dogs
- Small, popular Residential Park near to local amenities and between Wareham & Poole.

**PRICE £149,950**

**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.W04990

## Wonderful Field View



**Large Lounge with Field Views**



**Pitch Fee: approx £219.36 per month**  
**Subject to Annual Review**  
**Council Tax band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

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

