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# DORSET PARK HOMES

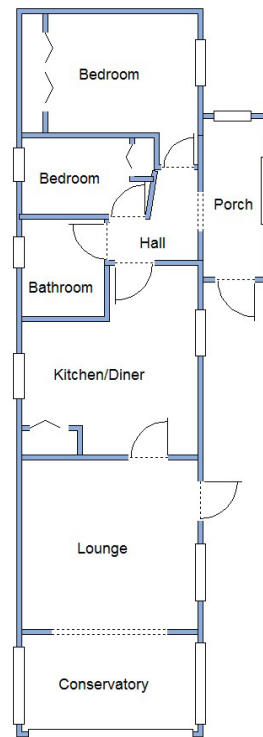
**DRAFT**

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

**34 Pinehurst Park, West Moors, Ferndown, Dorset. BH22 0BW**



**Beautifully Presented Park Home on 'Pet Friendly' Park**



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

## 2-Bedroom Park Home - approx 40' x 12'

**Accommodation & approximate room dimensions:**

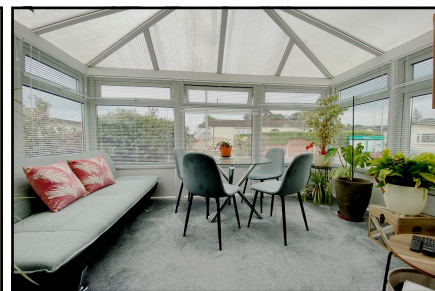
- **Enclosed Entrance Porch & Hall**
- **Kitchen/Diner:** approx 12'5" x 11'6" overall max. Range of modern floor and wall cupboards. Built-in high level Neff oven, microwave & gas hob. Plumbing for washing machine & space for tall fridge/freezer. Integrated dishwasher. Larder unit. Cupboard housing combination gas boiler installed 2023.
- **Lounge:** approx 11'6" x 11'. Door to garden. 2 wall light points. Opening to:
- **Conservatory:** approx 11'5" x 6'4"
- **Bedroom 1:** approx 9'6" x 7'8" Plus fitted wardrobes
- **Bedroom 2:** approx 9' x 5'. Built-in wardrobe.
- **Shower Room:** Recently installed. Shower cubicle Vanity wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating (untested) & Double-Glazing**
- **Delightful Patio Garden with a sunny aspect**
- **Metal Shed & Greenhouse**
- **Parking on Plot**
- **Age Restriction 45+ Pets Considered**
- **Popular, well maintained Residential Park near to local amenities & bus services.**
- **No Chain!**

**Price: £135,000**

**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.W05028

## Bright, Sunny Position



**Pitch Fee: approx £255.12 per month including water**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

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

