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# DORSET PARK HOMES

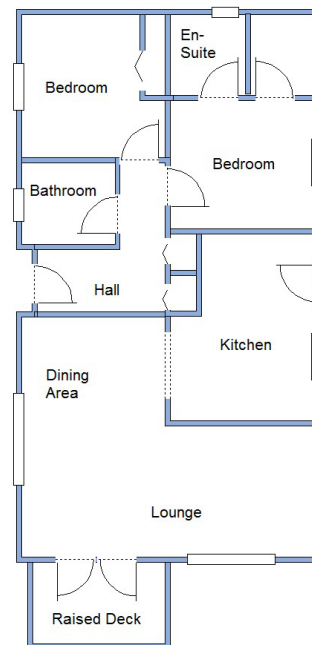
**DRAFT**

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

**80 Pinehurst Park, West Moors, Ferndown, Dorset, BH22 0BP**



**Modern Park Home with Delightful Garden**



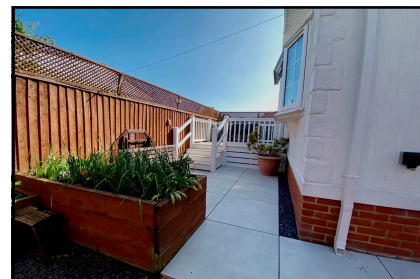
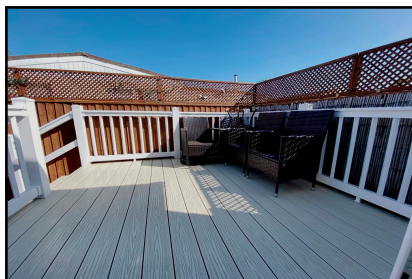
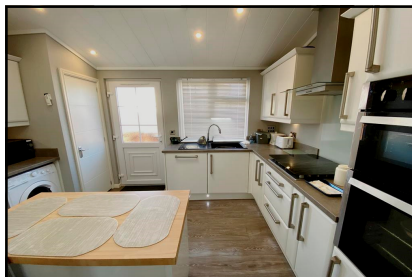
This drawing has been prepared for diagrammatic purpose only. Not to scale

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

Accommodation & approximate room dimensions:

- 'Sonatta II Bespoke' 2016
- Entrance Hall: cloaks cupboard & airing cupboard
- Lounge/Diner: approx 19'2" x 15'5" max overall. Vaulted ceiling with inset LED spotlights. Double doors to feature Raised Sun Deck.
- Kitchen: approx 12' x 9'3". Range of floor and wall cupboards. Integrated dishwasher, fridge/freezer and washing machine. High level double oven and hob with cooker hood over. Vaulted ceiling. Electric velux window. LED spot lights. Door to garden.
- Bedroom 1: approx 9'3" x 8'4" Plus walk-in wardrobe
- En-Suite Shower Room.
- Bedroom 2: approx 9'2" x 9'2". Fitted wardrobes.
- Bathroom: Panelled bath. Vanity unit & WC. Cabinet with sensor lighting. Chrome heated towel rail.
- Gas Central Heating (New boiler 2023)
- PVCu Double-Glazing
- Parking on Plot
- Secluded garden with patio & deck. Shed with electricity.
- Age restriction 45+ Pets considered
- Well maintained Residential Park near to local amenities & protected nature walks.

## Popular 'Pet Friendly' Park



**Price £180,000**

**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.W05031

**Pitch Fee: £279.14 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*  
Proprietor: Simon Dixon

