

Head Office:
Dixon Kelley Estate Agents
1 Penn Court
Station Road, West Moors
Dorset. BH22 0JJ

DORSET PARK HOMES

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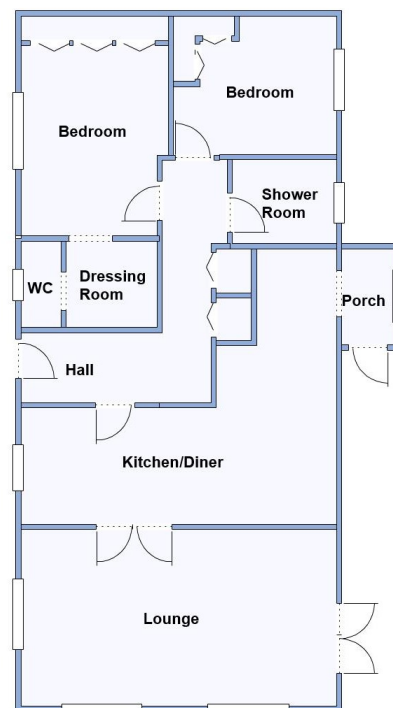
www.dorsetparkhomes.com

Telephone: 01202 877511

27 Roi-Mar Park, Throop Road, Bournemouth, BH8 0EG



Beautifully Presented Park Home in Peaceful Location



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 'Sheringham' Park Home circa 1999
- Entrance Hall: Cloaks cupboard & linen cupboard.
- Kitchen/Diner: approx 19'1" x 7'6" (excluding L). Range of modern base & wall units. Corian worktop. Built-in 'Neff' high level oven & microwave. Gas hob with cooker hood over. Integrated tall fridge/freezer & dishwasher. Wall mounted combination gas boiler. Double Doors leading to:
- Lounge: approx 19'1" x 11'7". A large, bright room with triple aspect windows and double doors onto raised patio. Feature electric fireplace.
- Outer Porch: Plumbing for Washing Machine
- Bedroom 1: approx 10'1" x 9'10". Large Fitted wardrobe with mirrored frontage. Dressing area & W/C with vanity wash basin.
- Bedroom 2: approx 9'5" x 8'11". Fitted corner wardrobe.
- Shower Room: Modern suite including a large walk-in shower cubicle. Vanity wash basin & WC. Chrome heated towel rail.
- Gas Central Heating & PVCu Double-Glazing
- Parking on Plot for multiple vehicles.
- Delightful Patio Garden with a sunny aspect. Metal Shed & Greenhouse.
- Age restriction 55+. 1 cat permitted.
- Delightful small Residential Park located in Throop Village

Immaculate Condition



Superb Kitchen



Kitchen/Diner



Lounge



Sunny Patio Garden

Pitch Fee: Approx £185.60 per month
Subject to Annual Review
Council Tax Band: 'A'

Tenure: 1983 Mobile Homes Act Agreement

Price £200,000

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.W05130

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

