



Connells

Swanbridge Mobile Home Park
Dorchester



Property Description

A new high specification park home with spacious & light accommodation throughout. The wonderful over 50's home is furnished for ease and comprises of a dual aspect lounge, modern fitted kitchen/diner, two bedrooms, a bathroom and allocated parking. NO ONWARD CHAIN.

Entrance Hall

Door to the front, storage cupboard, opening to the kitchen/breakfast room and doors to both bedrooms and the bathroom.

Kitchen/breakfast Room

12' 11" x 8' 8" (3.94m x 2.64m)

Double glazed windows to the front and rear, modern fitted kitchen with a variety of wall and base units, work surfaces with 1½ bowl stainless steel sink and drainer in set, tiled splashbacks, integrated eye level electric oven, separate integrated gas hob with cookerhood over, integrated washing machine and fridge/freezer, ceiling spotlights, radiator, doorway through to the lounge and doorway through to the entrance hall.

Lounge

12' 11" x 10' 6" (3.94m x 3.20m)

Double glazed window to front, feature fireplace with surround and electric wood burner effect fire in set,, radiator, telephone point, television aerial socket, ceiling spotlights, double glazed French doors to side out to a set of steps.



Bedroom 1

11' 1" Max x 8' 10" _ wardrobe (3.38m Max x 2.69m _ wardrobe)

Double glazed window to front, fitted wardrobes with ample storage and hanging space, radiator, ceiling spotlights, television aerial socket and door to the entrance hall.

Bedroom 2

9' x 5' 4" (2.74m x 1.63m)

Double glazed window to rear, fitted wardrobes radiator and door to the entrance hall.

Bathroom

Double glazed window to rear, bath with mixer taps and wall mounted shower over, vanity unit with wash hand basin in set, WC, part tiled walls, heated towel rail, ceiling spotlights and door to the entrance hall.

Outside Space

The outside space wraps around the home with paving suitable for pots and outside dining. There are two sets of steps which lead up to the main entrance of the property and a further set of steps to the side where the French doors in the lounge open to.

Agents Notes

Council Tax Band A.

£63.48 per week pitch fee (Includes water).

For the over 50s - Park rules are available on request.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: Exempt

view this property online [connells.co.uk/Property/DCH308366](https://www.connells.co.uk/Property/DCH308366)

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DCH308366 - 0007