



Swanbridge Mobile Park Home London Road Dorchester DT1 1ND

for sale offers in excess of
£140,000



Property Description

A new, modern and 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 an allocated parking space. All whilst being within walking distance of Dorchester Town centre and its wide range of amenities. NO ONWARD CHAIN.

Kitchen / Dining Room

9' 8" x 11' 1" (2.95m x 3.38m)

The double glazed front door leads into the fitted kitchen / dining room with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and hob with a cookerhood over, a radiator, the central heating boiler and double glazed windows to the front and rear aspects. The kitchen further benefits from integral appliances including a washing machine, a dishwasher, a fridge freezer and a microwave. A pair of sliding doors lead into the lounge and a further internal door leads into the inner hallway.

Lounge

12' x 11' 9" (3.66m x 3.58m)

A pair of sliding doors lead from the kitchen / dining room into the lounge with double glazed windows to the front, side and rear aspects and a pair of double glazed doors which lead to outside. The lounge further benefits from a radiator, a television aerial socket and a telephone point.

Inner Hallway

A door from the kitchen / dining room leads into the inner hallway with a radiator and with doors leading to the bathroom and both bedrooms.



Bedroom 1

11' 9" x 11' (3.58m x 3.35m)

A door leads from the inner hallway into bedroom 1 with a double glazed window to the side aspect, a walk in wardrobe, a radiator, a television aerial socket and a door leading to the ensuite bathroom.

Ensuite

A door from bedroom 1 leads into the ensuite bathroom with a WC, a wash hand basin, a radiator, an extractor fan and a double glazed window to the front aspect.

Bedroom 2

8' 4" x 5' 4" (2.54m x 1.63m)

A door leads from the inner hallway into bedroom 2 with fitted wardrobes, a radiator, a television aerial socket and a double glazed window to the rear aspect.

Bathroom

A door leads from the inner hallway into the bathroom with a WC, wash hand basin, a shower cubicle, a radiator, an extractor fan and a double glazed window to the front aspect.

Outside Space

Garden

The property will benefit from a low maintenance wraparound garden.

Parking

The property will benefit from an allocated parking space and access to visitors parking.

Agents Notes

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK
(<https://url.uk.m.mimecastprotect.com/s/80FkCL89ZtRm1BwvfqRIVY?domain=gov.uk>)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: A

view this property online connells.co.uk/Property/DCH309231

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.

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