



AUSTIN  
ESTATE AGENTS



## White Horse Park Homes

Osmington Hill

Weymouth

Dorset

DT3 6ED

**Offers over £199,995**

---

### SUMMARY

- Modern Park Home
- Beautifully Presented Throughout
- Two Bedrooms
- Open Plan Lounge / Kitchen / Diner
- Modern Fitted Kitchen
- Contemporary Shower Room
- Attractive Wrap Around Gardens
- Independent Driveway
- Magnificent Countryside Views
- No Onward Chain





## SUMMARY OF ACCOMMODATION

**Entrance Hallway**

**Lounge / Kitchen / Diner** 12' 2" x 23' 0" (3.70m x 7.00m)

**Bedroom One** 8' 10" max x 8' 2" max (2.70m max x 2.50m max)

**Bedroom Two** 7' 3" x 8' 2" (2.20m x 2.50m)

**Shower Room** 7' 3" max x 8' 2" max (2.20m max x 2.50m max)

**OUTSIDE**

**Wrap Around Gardens**

**Driveway**



## THE PROPERTY

We are delighted to present to the market, with no onward chain, this immaculately presented park home situated on Osmington Hill. The property boasts contemporary styling throughout including an open plan lounge / kitchen / diner, two bedrooms and shower room. Outside are well maintained gardens which wrap around the property, as well as an independent driveway.

The heart of this fabulous park home is the open plan living / dining kitchen room. This is a wonderful room filled with an abundance of natural light from dual aspect full length windows and double opening French doors. The doors lead out onto a composite decking area with a glass balustrade with wonderful views over the surrounding area. The kitchen area features a range of modern shaker style eye level and base units, further enhanced with integral appliances including a fridge freezer, electric hob, electric oven, concealed extractor fan, slimline dishwasher and washing machine.

The property has two bedrooms, with the main bedroom enjoying a walk in wardrobe. Completing the accommodation is the contemporary shower room comprising a low level WC, pedestal wash hand basin, large walk in shower cubicle and heated towel rail.

Externally, the park home enjoys wrap around gardens, with a lawned area to one side and a large paved area to the other.

Osmington is a charming Dorset village on the outskirts of Preston with a strong sense of community through its ancient thirteenth century church and vibrant village hall, which offers a full calendar of activities throughout the year. The dramatic Jurassic Coastline and South West Coast Path provide a wonderful setting for beautiful coastal walks and a plethora of countryside walks surround the village. The seaside town of Weymouth is four miles away which offers many local shops, restaurants, bars and theatre as well as main railway links to London.

We are informed that the annual pitch fee for the property is £3,611.40. To own a park home within this development, residents must be over 45 years of age. Residential lettings and holiday lettings are not permitted. White Horse Park Homes is a pet friendly site.

For further information, or to make an appointment to view, please contact the team at Austin Estate Agents.



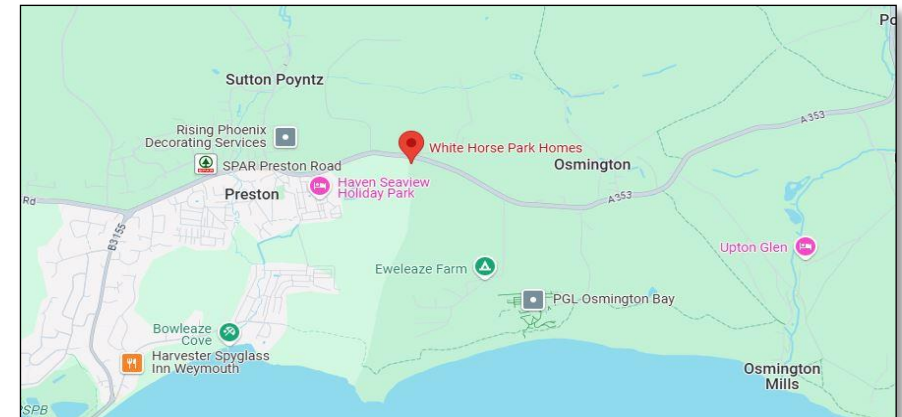




## FLOORPLAN:



## LOCATION:



**COUNCIL TAX RATING: A**

**TENURE: Leasehold**

**Austin Estate Agents** 📠 115 Dorchester Road, Weymouth, Dorset, DT4 7JY ☎ Phone: 01305 858470 🌐 [www.austinpropertyservices.co.uk](http://www.austinpropertyservices.co.uk)

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.