

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

# DORSET PARK HOMES

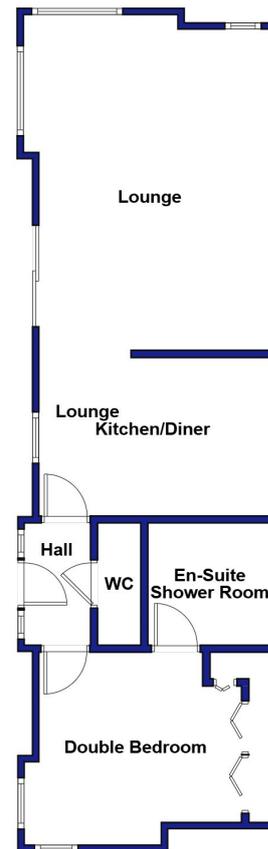
**DRAFT**  
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**23 Orchid Court, Organford Manor Country Park, BH16 6ES**



**Beautifully Presented Park Home with Field View**



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

## 2-Bedroom Park Home - approx 45' x 14'

Accommodation & approximate room dimensions:

- Omar Park Home 2015
- Entrance Hall
- Cloakroom: Wash basin & WC.
- Superb Open-Plan Living Space: approx 26'6" x 13'4" max
- Kitchen/Diner: Excellent range of floor and wall cupboards. Built-in oven, hob & cooker hood. Integrated washing machine. Dishwasher & fridge/freezer. Cupboard housing combination boiler.
- Lounge: Feature fireplace. Patio doors to raised deck. Vaulted ceiling with LED lighting. Field views.
- Bedroom 1: Excellent range of fitted wardrobes.
- En-Suite Shower Room: Shower cubicle. Vanity wash basin & WC. Heated towel rail.
- Gas Central Heating (system untested) & Double-Glazing
- 'On Plot' Parking
- Large raised deck enjoying a good degree of privacy, a sunny aspect and delightful field view. Metal Shed with electric & light
- Age Restriction 45+ Pets Considered
- Beautifully maintained 'gated' Residential Park with large dog walking area.
- Within easy reach of Wareham & Poole. Useful bus stop outside of park entrance.

## Large Raised Deck



**Price: £178,950**

**Pitch Fee: approx £297 per month including Water & Sewerage**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**      **Tenure: 1983 Mobile Homes Act Agreement**

**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.W05190

*The recommended specialist in Park Home sales*  
 Partner: Simon Dixon

