

Connells

Railway Triangle Park Homes
Dorchester

Railway Triangle Park Homes
Dorchester DT1 2PL

for sale
£140,000







Property Description

Offered for sale with no onward chain, this well-presented two-bedroom park home is situated within a popular location of Dorchester and offers comfortable, low-maintenance living throughout.

The accommodation is both spacious and light, featuring a triple-aspect living/dining room which enjoys an abundance of natural light and provides an excellent space for both relaxing and entertaining. The fitted kitchen is well arranged with a range of wall and base units and ample work surface space.

There are two generous double bedrooms, with the principal bedroom benefiting from its own en-suite facilities. A modern wet room provides additional convenience and practicality.

Externally, the property enjoys a driveway parking space to the front and low-maintenance rear gardens, creating the perfect area to sit back and enjoy the outdoors with minimal upkeep required.

This attractive park home would make an excellent retirement property or downsizing opportunity and is offered to the market with the added benefit of no onward chain, allowing for a smooth and swift purchase.

Lounge / Dining Room

The front door leads into the open plan lounge / dining room with triple aspect, double glazed windows to the front, rear and side aspects, three radiators, a television aerial socket, a telephone point, ample space for a dining room table and chairs and doors to the kitchen and the inner hallway.

Kitchen

A door from the open plan lounge / dining room leads into the fitted kitchen with a range of wall and base units, a stainless steel sink and drainer, an integrated electric oven, an electric hob and a television aerial socket.

Inner Hallway

The inner hallway has a radiator and doors that lead to the open plan lounge / dining room, the shower room, the utility and both bedrooms.

Bedroom 1

A door leads from the inner hallway into bedroom 1 with a double glazed window to the side aspect, two built in wardrobes and a radiator.

Bedroom 2

A door leads from the inner hallway into bedroom 2 with a double glazed window, a built in wardrobe and a radiator.

Wet Room

A door from the inner hallway leads into the wet room with a shower , a WC, a wash hand basin, an extractor fan, a double glazed window and a heated towel rail.

Utility

A door from the inner hallway leads into the utility room with plumbing for a washing machine, cupboards, the combi boiler and a double glazed window.

Outdoor Space

The front and low-maintenance rear gardens create the perfect area to sit back and enjoy the outdoors with minimal upkeep required.

Parking

The property enjoys a driveway parking space.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to ‘the site’ in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



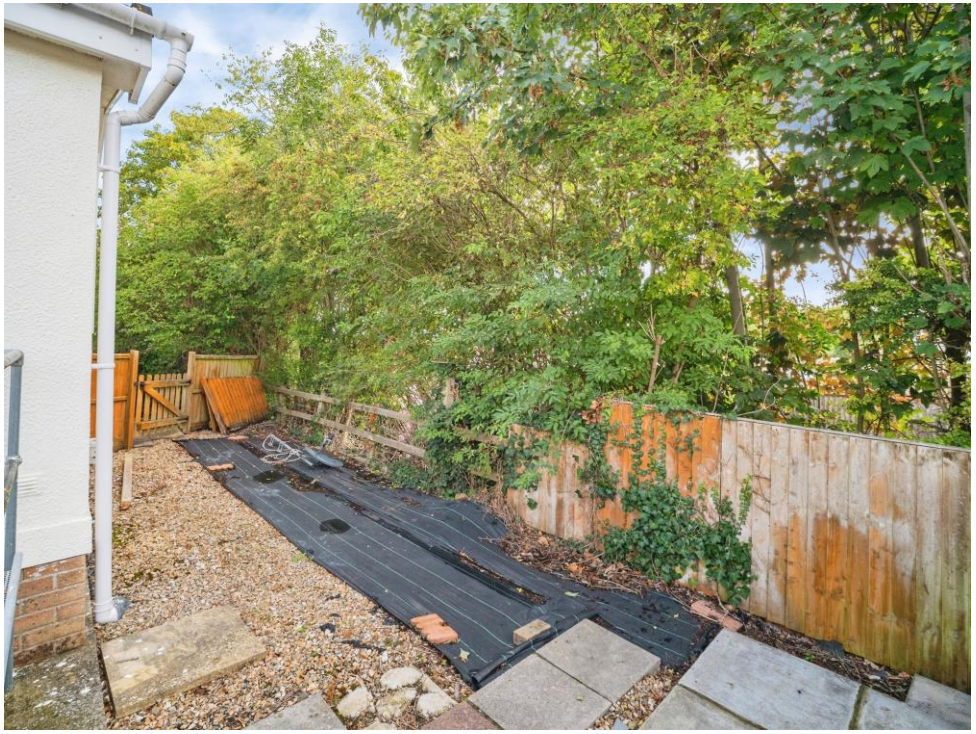




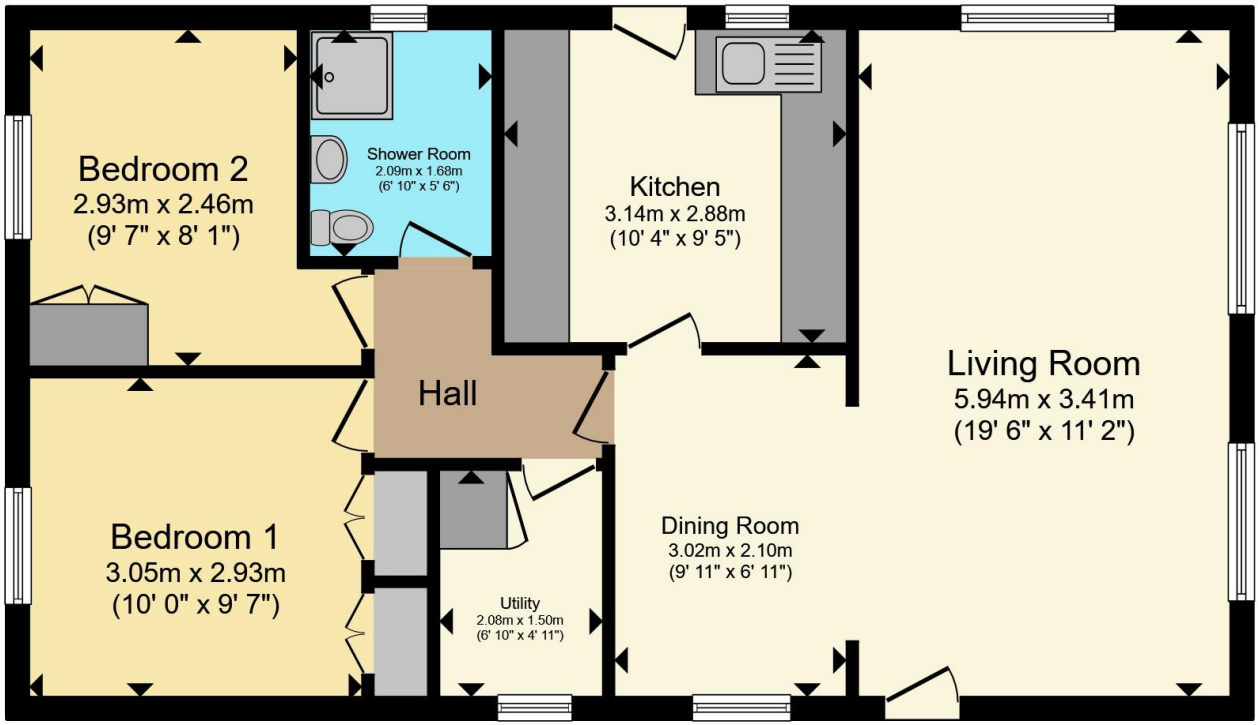












Total floor area 67.3 m² (725 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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3 High West Street
DORCHESTER DT1 1UH

EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/DCH309867

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.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.