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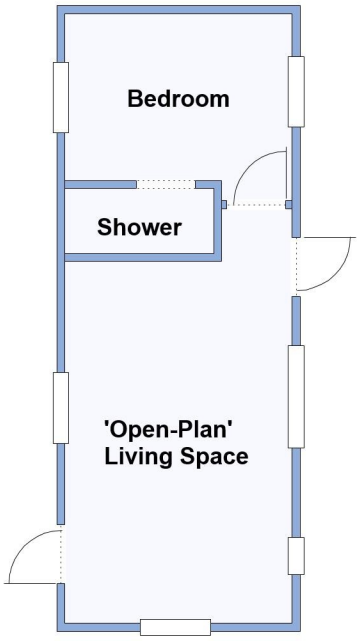
DORSET PARK HOMES

DRAFT

www.dorsetparkhomes.com

19 Slepe Park, Dorchester Road, Lytchett Minster, Poole. BH16 6HT



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

1-Bedroom Park Home - approx 26' x 10'

Accommodation & approximate room dimensions:

- **'Open-Plan' Living Space**
- **Kitchen/Lounge: approx 15'5" x 9'7". A bright living space with clearly defined zones. Roll top work surface with inset sink unit. Base cupboards & wall shelving. Plumbing for washing machine & space for fridge/freezer. Wall mounted combination gas boiler. Inset LED spot lights. Vinyl & carpeted flooring. Door to garden.**
- **Bedroom 1: approx 9'7" x 7'1". LED spotlights.**
- **En-Suite Shower Room: Tiled shower cubicle. Wash basin & WC.**
- **Gas Central Heating (New Boiler March 2024)**
- **PVCu Double-Glazing**
- **Exterior Insulation System**
- **Replaced Floor with insulation & replacement jacks**
- **Parking for 1 car**
- **Small Garden. Metal Shed**
- **Age Restriction 50+ No pets.**
- **Small, family owned, Residential Park in Semi-Rural Location with easy access to Poole.**
- **Near to Bulbury Woods Golf Club**

Well Presented Home

Pitch Fee: approx £204 per month
Subject to Annual Review
Council Tax Band: 'A' **Tenure: 1983 Mobile Homes Act Agreement**

Price: £58,000

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.W05208