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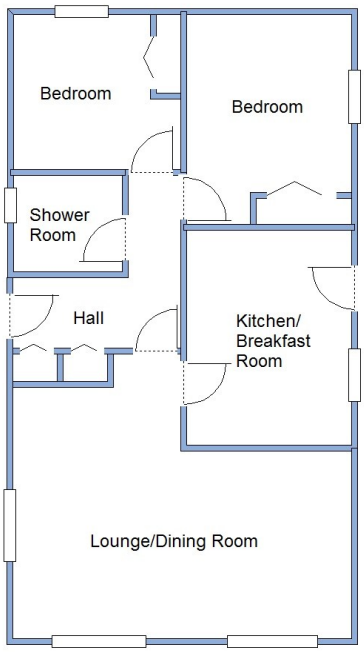
DORSET PARK HOMES

DRAFT

www.dorsetparkhomes.com

11 Sunnyside Park, Ringwood Road, St Ives, Dorset. BH24 2NW



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

2-Bedroom Park Home - approx 36' x 20'

Accommodation & approximate room dimensions:

- **Prestige Sonata 11 approx 2016**
- **Hall: Cloaks cupboard. Linen cupboard.**
- **Kitchen/Breakfast Room: approx 12'1" x 9'2". Range of floor and wall cupboards. Built-in oven & hob with extractor above (untested). Plumbing for washing machine. Space for tall fridge & freezer. Cupboard housing combination gas boiler. Door to garden.**
- **Lounge/Dining Room: approx 19'2" x 16' max. Feature fireplace. Pleasant outlook towards forest.**
- **Bedroom 1: approx 11'9" x 9'2". Fitted wardrobes.**
- **Bedroom 2: approx 9'3" x 8'8". Fitted wardrobes.**
- **Shower Room: Corner shower cubicle with thermo-static shower. Wash basin & WC.**
- **Gas Central Heating (system untested)**
- **PVCu Double-Glazing**
- **Delightful Private Garden with sunny aspect & Metal Shed**
- **Allocated Parking Bay adjacent to home**
- **Age Restriction 45+ 1 Small Dog Considered**
- **Small Residential Park near to Ringwood & with access to protected forestry land.**

Delightful Small Park

Pitch Fee: approx £231.87 per month including water
Subject to Annual Review
Council tax Band: 'A' **Tenure: 1983 Mobile Homes Act Agreement**

Price: £159,950

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.W04984