

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

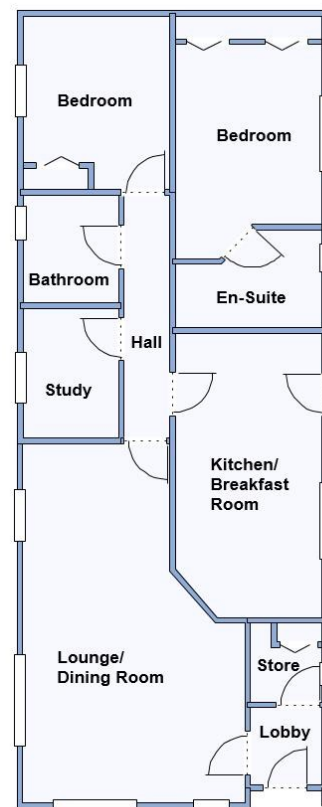
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**26 Pilgrims Park, Poulner, Ringwood. BH24 1TQ**



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

**Spacious Park Home with 16' Kitchen/Breakfast Room & Study**

## 2 Bedroom Park Home approx 44' x 18'

**Accommodation & approximate room dimensions:**

- Prestige 'Concerto' circa 2014
- Entrance Lobby: Large Cloaks/Storage cupboard. Cupboard house gas boiler.
- Lounge/Dining: approx 20'6" x 12'7". Feature fireplace with electric fire. 2 Bay windows.
- Kitchen/Breakfast Room: approx 16'6" x 8'5". Range of floor and wall cupboards. Built-in oven & hob with extractor fan over. Integrated fridge/freezer, washing machine & dishwasher. Ample space for breakfast table. LED spot lights. Door to garden.
- Inner Hall: Linen cupboard. Hatch to roof space.
- Study: approx. 5'9" x 5'7"
- Bedroom 1: approx 14' x 8'5" max. Built-in wardrobes.
- En-Suite Shower Room
- Bedroom 2: approx 10'1" x 8'4". Built-in wardrobe.
- Bathroom: Panelled bath. Pedestal wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Parking on Plot for 2 cars. Delightful Patio Garden
- Well maintained throughout
- Age Restriction 45+ Pets Considered
- Popular Residential Park near to local amenities & close to the New Forest National Park.

## Beautifully Presented



**Pitch Fee: approx £286.61 per month**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price £150,000**

**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:W05168

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

