



**PURBECK  
PARK HOMES**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A 2 BEDROOM PARK HOME SET ON A DOUBLE SIZED PLOT  
IN NEED OF SOME MODERNISATION & BENEFITTING FROM A LARGE  
ENCLOSED GARDEN AS WELL AS PARKING  
INTERNAL VIEWING RECOMMENDED**



# Silent Woman Park Coldharbour BH20 7PE

## PRICE £105,000

### The Property:

This Park home, which is in need of some updating, is accessed via an opaque upvc double glazed front door leading through into an entrance vestibule. It is currently being used as a utility area with space and plumbing for a washing machine. There is a double glazed window to the front garden, with a further door through into the kitchen/ breakfast room.

The kitchen has a matching range of cupboards at base and eye level with drawers. There is a sink with a double side drainer set into the work surface, an integral cupboard, shelving, space for a fridge, space for a freezer & space for a breakfast table and chairs. A upvc double glazed window looks out to the front aspect.

A square arch leads through into the living room. There are upvc double glazed patio doors out to the garden with windows to either side, a tiled fireplace, a radiator & an opaque door through into the dining area. The dining area could also be used as a study area if desired, enjoying a triple aspect with upvc double glazed windows and doors. There is a radiator & space for a table and chairs.

The inner hallway gives access to the remainder of the accommodation. There is a cupboard housing the boiler with storage space below.

The master bedroom enjoys a upvc double glazed window overlooking the garden with a radiator. The room benefits from two double drawer integral wardrobes with storage space above.

The second bedroom is currently being used as a dressing room but has space for a bed if desired. Enjoying a double aspect with upvc double glazed windows to the front and side, a radiator and a useful alcove ideal for a wardrobe.

The modern bathroom comprises of a WC, wash hand basin set into a vanity unit with storage below, a bath with a wall mounted shower attachment, floor to ceiling tiling, a upvc double glazed window to the side aspect, a heated towel rail & a mirror fronted cabinet with shelving to the side.

### Parking

The property is conveyed with a double sized parking space with a gate giving access to the garden.

### Garden

The property is set on a double sized plot and benefits from a generous wraparound enclosed garden. There is a patio area abutting the home overlooking a fishpond with borders of mature shrubs and trees. To the side there are paving slabs leading to a greenhouse, vegetable plot, and a double door shed. The other side is laid to lawn surrounded by mature shrubs and a central bed.

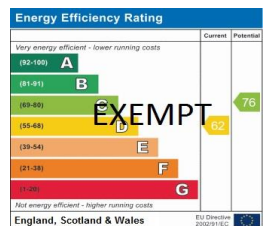
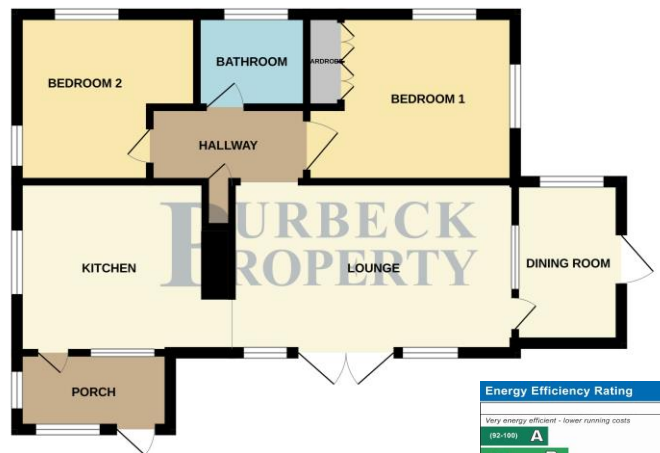
### Agents Note:

For information regarding pitch fee's & park rules please call our Wareham office on 01929 556660.

### Measurements:

Lounge	15'	(4.59m)	x	8'9"	(2.70m)
Dining Room	8'3"	(2.53m)	x	6'11"	(2.11m)
Kitchen	9'3"	(2.82m)	x	8'10"	(2.70m)
Bedroom 1	10'8"	(3.25m)	x	8'9"	(2.68m)
Bedroom 2	8'8"	(2.65m)	x	9'7"	(2.93m)
Bathroom	5'9"	(1.77m)	x	4'10"	(1.47m)

GROUND FLOOR



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.