

for sale

£50,000



Quarr Lane Park Quarr Lane Sherborne DT9 4JA

Set in the over 50's park home site in Sherborne this is a property not to be missed with one bedroom, lounge, kitchen, bathroom and garden surrounding. Call today to arrange a viewing.



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## Lounge

10' 1" x 9' 9" ( 3.07m x 2.97m )

Double glazed windows to the front and either side, fitted cupboard, double glazed door to the side, television aerial socket and a radiator.

## Kitchen

7' 8" x 6' 9" ( 2.34m x 2.06m )

Double glazed window to the side, kitchen with wall and base units, stainless steel sink and drainer, space for an under counter fridge/freezer, gas cooker, plumbing for a washing machine and the gas central heating boiler.

## Bedroom

9' 5" x 7' 6" ( 2.87m x 2.29m )

Double glazed windows to the side and rear, built in wardrobes, fitted cupboards and a radiator.



## Shower Room

7' 2" x 6' max ( 2.18m x 1.83m max )

Double glazed window to the side, shower cubicle, WC, wash hand basin, bidet and a radiator.

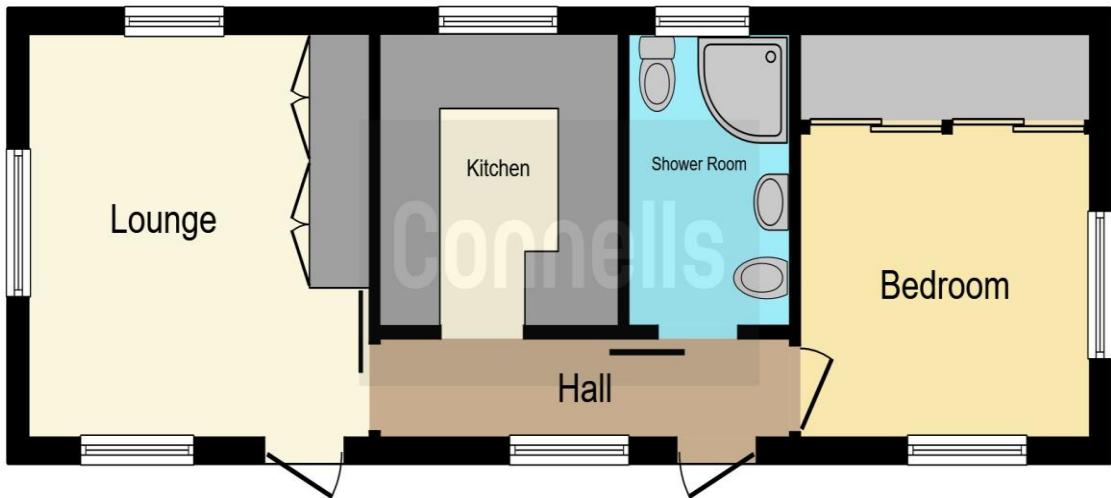
## Garden

The garden surrounds the park home with one side laid to lawn, paved areas, raised beds and a shed.

## Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property 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.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01935 812 155**  
**E [sherborne@connells.co.uk](mailto:sherborne@connells.co.uk)**

92 Cheap Street  
 SHERBORNE DT9 3BJ

Property Ref: SHR306120 - 0006

Tenure: EPC Rating: Exempt

Council Tax Band: A

**view this property online [connells.co.uk/Property/SHR306120](http://connells.co.uk/Property/SHR306120)**

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.



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.

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