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# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**10 Drakes Road, Lone Pine Park, Ferndown, BH22 8ND**



**Beautifully Presented Park Home with Delightful Garden**



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

## 2-Bedroom Park Home - approx 40' x 20'

Accommodation & approximate room dimensions:

- Lissett circa '2014'
- Spacious Hall: Two storage cupboards.
- Kitchen: approx 11'5" x 9'3". Range of floor and wall cupboards. Integrated high level double-oven. Induction hob with cooker hood over. Integrated tall fridge/freezer and dishwasher. Space for washing machine. Cupboard housing gas combination boiler. Door to rear garden.
- Dining Room: approx 9'7" x 8'. Bay window. Ample space for dining suite. Wide opening to:
- Lounge: Floor to ceiling windows. Double aspect. Feature electric fireplace. Large space for lounge suite.
- Bedroom 1: approx 12' x 10' max. Large walk-in wardrobe. Window overlooking rear aspect.
- En-Suite: Corner shower cubicle. Vanity wash basin and WC. Heated towel rail.
- Bedroom 2: approx 9'4" x 8'8". Fitted wardrobes. Windows overlooking side aspect.
- Bathroom: Panelled bath with mixer tap. Vanity wash basin & WC. Heated towel rail.
- Delightful Rear Garden laid to artificial lawn and patio. Concrete shed. Good degree of privacy.
- Parking on Plot for 2 Vehicles.
- Age Restriction 55+      Pets Considered
- Gas Central Heating & PVCu Double Glazing

## Popular Residential Park



Lounge



Dining Area



Fitted Kitchen



Garden

**Pitch Fee: Approx £252.72 per month**  
**Subject to Annual Review**  
**Council Tax Band: 'A'      Tenure: 1983 Mobile Homes Act Agreement**

**Price: £240,000**

**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:W05253

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

