



**Connells**

The Rise Oaklands Park  
Crossways Dorchester



# The Rise Oaklands Park Crossways Dorchester DT2 8JQ

for sale  
**£142,000**



## Property Description

Offered with no onwads chain this two bedroom park home situated in the village of Crossways offers an open plan, dual aspect living room/dining room that allows for light and airy accommodation, a fitted kitchen with a variety of wall and base units, utility, two double bedrooms the master with en-suite and a family shower room. The property benefits from a well-maintained wrap around garden, storage shed, garage with power and off road driveway parking. The Oaklands Park Home Site is a highly desirable place to live for over 50's.

## Entrance Hall

A double glazed door to the side aspect leads to the entrance hall, with an airing cupboard, a telephone point, access to the loft space, a radiator, cupboards for storage and doors leading to the dining room, the shower room and to bedrooms one and two.

## Dining Room

9' 10" x 7' 6" ( 3.00m x 2.29m )

Door leading from the entrance hall to the dining room with a double glazed window to the side aspect, a radiator and a doorway leading to the lounge and a door leading to the kitchen.

## Lounge

19' 4" x 10' 5" ( 5.89m x 3.17m )

A doorway leading from the dining room to the lounge, with a double glazed window to the front aspect, an electric fireplace, a radiator and a television aerial point.

## Kitchen

9' 3" x 9' 10" ( 2.82m x 3.00m )

A door leads from the dining room to the fitted kitchen with a range of wall and base units, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and a gas hob with a cookerhood over, a radiator, plumbing for a dishwasher and a doorway leading to the utility room.

## Utility Room

6' 7" x 5' ( 2.01m x 1.52m )

A doorway leading from the kitchen to the utility which is fitted with wall and base units, plumbing for a washing machine, the central heating boiler and a double glazed door with a side aspect leading to outside.



## Shower Room

Door leading from the entrance hall to the shower room with a WC, a wash hand basin, a shower cubicle, a radiator, a shaver point and a double glazed window to the side aspect.

## Bedroom 1

11' 6" x 7' 9" plus wardrobe recess ( 3.51m x 2.36m plus wardrobe recess )

Door leading from the entrance hall, with a radiator, a television aerial socket, a double glazed window to the rear aspect, fitted wardrobes and a door to the en suite.

## En Suite To Bedroom 1

Door leading from Bedroom 1 to the en suite with a shower cubicle, a WC, a wash hand basin, a shaver point, a radiator, an extractor fan and a double glazed window to the side aspect.

## Bedroom 2

11' 2" x 9' 5" ( 3.40m x 2.87m )

Door leading from the entrance hall, with a radiator, fitted wardrobes and a double glazed window to the rear aspect.

## Outside Space

### Gardens

With access to both sides, with raised flower beds, an astro lawn and outside power point.

## Garage

17' 10" x 8' 6" ( 5.44m x 2.59m )

A garage with an electric up and over garage door, with a single glazed window to the side aspect and with power and lighting.

## Parking

Driveway with parking for 2 cars

## Storage Shed

8' 4" x 5' 11" ( 2.54m x 1.80m )

A storage shed to the rear of the garden with power.

## Agents Note

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK

(<https://url.uk.m.mimecastprotect.com/s/80FkCL89ZtRm1BwvfqRIVY?domain=gov.uk>)















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 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
DORCHESTER DT1 1UH

EPC Rating: Council Tax  
Exempt Band: B

Tenure:

**view this property online [connells.co.uk/Property/DCH308775](http://connells.co.uk/Property/DCH308775)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DCH308775 - 0011