

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

# DORSET PARK HOMES

**DRAFT**

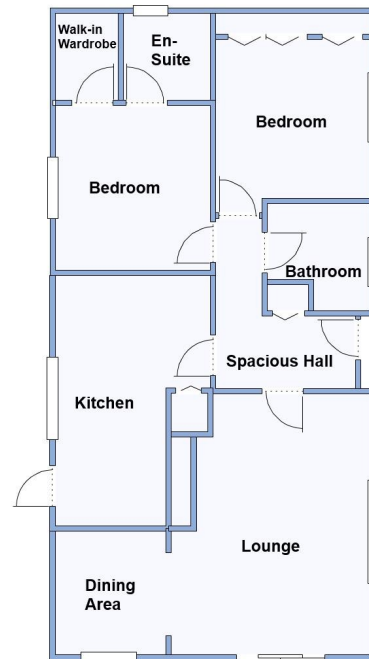
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**11 Worley Way, Lone Pine Park, Lone Pine Drive, Ferndown. BH22 8NL**



**Wonderful Location with Heathland View**



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

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

**Accommodation & approximate room dimensions:**

- Tingdene 'Dolben Lodge' Park Home circa 1993
- Entrance Hall: Cloaks cupboard
- Lounge: 16' x 11'5". Feature fireplace & heathland view.
- Dining Area: approx 8'3" x 8'1"
- Kitchen: approx 15'5" x 9'6" max. Range of floor and wall cupboards. Built-in oven, hob & hood. Space for washing machine and fridge/freezer. Cupboard housing combination boiler. Door to garden.
- Bedroom 1: approx 10' x 9'6". Walk-in wardrobe.
- En-Suite Shower Room
- Bedroom 2: approx 11'4" x 9'6". Built-in wardrobe.
- Bathroom: Panelled bath, wash basin & WC.
- Gas Central Heating & PVCu Double-Glazing
- Parking on Plot
- Garage: Electric up + over door & side door.
- Pleasant garden with heathland view
- Age Restriction 55+
- Quality Residential Park in exclusive area near to Ferndown Golf Club & access to heathland walks.

## Driveway & Garage



**Pitch Fee: approx £198.99 per month**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price: £165,000**

**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.W05131

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

