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# DORSET PARK HOMES

**DRAFT**

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

## 8 Kingfisher Park, Wimborne Road, Bournemouth, Dorset. BH10 7BW



**Spacious Home on Small Residential Park**

### 2-Bedroom Park Home - approx 36' x 16'

Accommodation & approximate room dimensions:

- Pathfinder Park Home
- Entrance Porch
- Lounge/Dining Room: approx 15'6" x 14'1 max. Bright and airy room with 2 bay windows. Double doors to Garden.
- Kitchen: approx 11'5" x 7'5". Range of floor and wall cupboards. Space for fridge/freezer & washing machine. Wall mounted Gas combination boiler. Door to Side Garden.
- Bedroom 1: approx 11'1" x 7'6". Fitted wardrobe.
- Bedroom 2: approx 8'6" x 7'6". Fitted wardrobe.
- Shower Room: Suite with large corner shower cubicle, vanity wash basin & WC. Chrome heated towel rail.
- Gas Central Heating (system untested).
- PVCu Double-Glazing
- Delightful Garden with deck area and distant views. Patio area with metal shed.
- Allocated Parking Space
- Age Restriction 50+
- No Pets Allowed
- Small Residential Park near to local amenities.
- No Onward Chain



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

## Near to Local Amenities



Lounge



Lounge



Kitchen



Garden

**Pitch Fee: approx £181.57 per month  
Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price: £110,000**

**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.W05154

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

