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DORSET PARK HOMES

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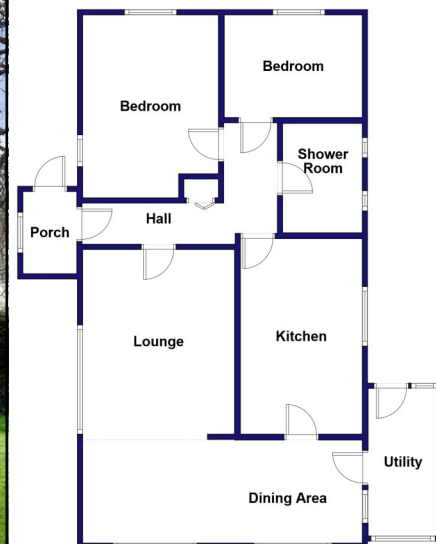
www.dorsetparkhomes.com

Telephone: 01202 877511

1 Birdbush Park, Birdbush, Ludwell, Shaftesbury, Dorset. SP7 9HH



Spacious Park Home in Good Location with Countryside Views



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

2-Bedroom Park Home - approx 36' x 20'

Accommodation & approximate room dimensions:

- Entrance Porch
- Hall: Cloaks cupboard.
- Lounge/Dining Room: approx 19'7" x 19' overall max. A large living space with pleasant outlook. Feature fireplace.
- Kitchen: approx 13'5" x 8'3". Good range of floor & wall cupboards. Fitted LPG cooker. Space for tall fridge/freezer & dishwasher. Countryside view.
- Utility/Rear Porch: approx. 10' x 4'9". Space for washing machine. Oil fired boiler. Door to garden.
- Bedroom 1: approx 12'5" x 9'3". Fitted wardrobes
- Bedroom 2: approx 9'5" x 7'. Fitted wardrobes.
- Modern Shower Room: Large Shower cubicle with thermostatic shower. Wash basin & WC. Chrome heated towel rail.
- Oil Central Heating (system untested)
- Double-Glazing & Exterior Insulation System
- Wonderful Plot with delightful wrap round garden. 2 Useful Sheds.
- Lock-up Garage
- Age Restriction 50+ Pets Considered
- Small Residential Park near to local amenities & set within outstanding countryside. Near to Shaftesbury.

Small Park in Rural Setting



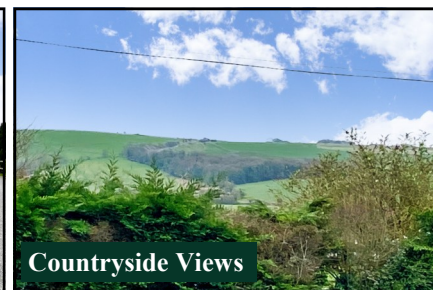
Rural Setting



View from Lounge



Rear Elevation



Countryside Views

**Pitch Fee: approx £226.75 per month including water & sewerage
Subject to Annual Review
Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

Price: £159,950

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.W05212

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

