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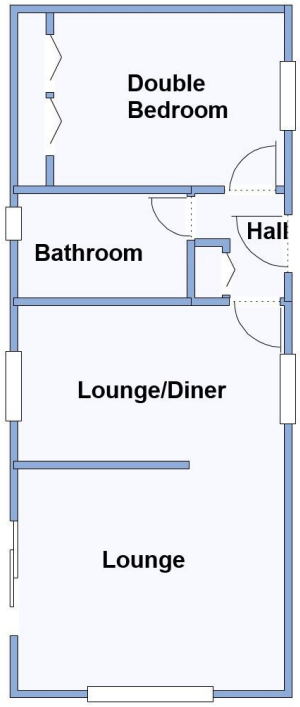
DORSET PARK HOMES

DRAFT

www.dorsetparkhomes.com

54c Pinehurst Park, West Moors, Ferndown. BH22 0BP



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

1-Bedroom Park Home - approx 30' x 12'

Accommodation & approximate room dimensions:

- **Stately Albion Special circa 2003**
- **Hall: Cloaks cupboard.**
- **Kitchen/Diner: approx 11'6" x 6'9". Range of floor and wall cupboards. Built-in oven & hob. Space for fridge & freezer & plumbing for washing machine. Cupboard housing combination gas boiler.**
- **Lounge: approx 11'6" x 9'7". Feature fireplace & bay window. Patio doors to garden.**
- **Double Bedroom: approx 9'7" x 7'6" Plus fitted wardrobe.**
- **Bathroom: Panelled bath with thermostatic shower over. Wash basin & WC. Hatch to roof.**
- **Gas Central Heating (system untested)**
- **PVCu Double-Glazing**
- **Small Garden with sunny aspect. Garden Shed**
- **Parking on Plot**
- **Age restriction 45 plus Pets considered**
- **Popular Residential Park near to local amenities & protected nature walks.**
- **No Chain!**

Popular 'Pet Friendly' Park

Pitch Fee: approx £319 including water per month
Subject to annual review
Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement

Price: £79,950

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.W05107