





Lady Bailey Winterborne Whitechurch Blandford Forum DT11 0HJ

for sale
£150,000



Property Description

Lady Bailey Residential Park is located in the rural village of Winterborne Whitechurch. The Village benefits from a number of local amenities, the village hall which offers a range of clubs and activities, a "Milk Hut" local pubs of note is the Royal Oak at Milborne St Andrew and The Hambro Arms at Milton Abbas and conveniently there is a bus stop right at the entrance to the residential park. Winterborne Whitechurch is just a short drive from the town of Blandford Forum or the County town of Dorchester.

The property comprises a open plan kitchen/diner, two double bedrooms one with double doors to the garden, bathroom and a large garden with driveway parking.

Entrance Porch

Wooden effect flooring with side aspect double glazed windows.

Kitchen

17' x 8' 2" (5.18m x 2.49m)

Tiled floor and part tiled walls, side aspect double glazed window and front aspect double glazed bay window, a range of wall and base units, space for cooker with extractor hood and fan over, stainless steel sink with mixer tap and drainer, space for washing machine and fridge, space for dining room table, door to porch and opening arch to lounge.

Lounge

16' x 10' 8" (4.88m x 3.25m)

Wooden effect floor with front aspect double glazed bay window, feature electric fireplace with mantle, TV and telephone point opening arch to Kitchen/diner

Hall

Wooden effect flooring with double glazed double doors to side garden, radiator and doors to all rooms.

Bedroom 1

14' 1" x 9' 1" (4.29m x 2.77m)

Wooden effect flooring with side aspect double glazed window and rear aspect double doors to the garden area.

Bedroom 2

11' 4" x 9' 5" (3.45m x 2.87m)

Wooden effect flooring with side aspect double glazed window.

Bathroom

Tiled flooring and fully tiled walls, low level WC, hand wash basin with mixer tap and vanity mirror and shelf over, shower cubical with glass shower screen, ladder radiator and frosted side aspect double glazed window.

Outside

Hardstanding parking with a wrap around enclosed garden, part patio and part laid to lawn with a range of mature flowers and bushes with a green house and garden shed





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



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Tenure:



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.

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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.

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Exempt	Band: A