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DORSET PARK HOMES

DRAFT

www.dorsetparkhomes.com

196 Pinehurst Park, West Moors, Ferndown. BH22 0BS



Modern Park Home with Raised Deck & Patio Garden



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

2 Bedroom Park Home approx 42' x 13'

Accommodation & approximate room dimensions:

- **Omar 'Southwold' circa 2020**
- **Entrance Hall: Cupboard housing combination gas boiler.**
- **'Open-Plan' Living Space: approx 19'5" x 12'1". A bright, spacious room with vaulted ceiling & double doors to: RAISED DECK with glass balustrade. Feature fireplace.**
- **Kitchen: Range of floor and wall cupboards. Built-in oven & hob with extractor fan over. Integrated fridge/freezer, washing machine & dishwasher.**
- **Bedroom 1: approx 8'9" x 8'8" Plus walk-in wardrobe.**
- **Bedroom 2: approx 8'8" x 7'2". Built-in wardrobe.**
- **Luxury Shower Room: Large walk-in shower with thermo-static shower valve. Pedestal wash basin & WC. Chrome heated towel rail.**
- **Gas Central Heating (system untested)**
- **PVCu Double-Glazing & LED Lighting throughout**
- **Exterior Cladding System for ease of maintenance**
- **Patio Garden.**
- **Metal Shed with light & power**
- **Parking on Plot for 2 cars**
- **Age Restriction 45+ Pets Considered**
- **Popular Residential Park near to local amenities.**

Popular 'Pet Friendly' Park









Pitch Fee: approx £330.51 per month including water
Subject to Annual Review
Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement

Price £140,000

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.W05323