



PURBECK PARK HOMES

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A BRAND NEW BURCOTE FAIRWAY PARK HOME SET IN THE PEACEFUL
LOCATION OF SILENT WOMAN PARK IN THE HEART OF WAREHAM FOREST.
NO FORWARD CHAIN**



Silent Woman Park, Cold Harbour, Wareham BH20 7PE

PRICE £125,000

The Property:

This brand new Burcote Fairway Park Home is accessed via a upvc double glazed front door leading through into a modern kitchen with a matching range of cupboards at base & eye level with soft closing drawers. A four-ring gas hob is set into the work surface with an oven below & extractor & light above. The boiler is housed within a cupboard, there is an integral fridge, integral freezer, with space & plumbing for a washing machine. A sink with side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed window looks out to the side aspect, there is a radiator & space for table & chairs.

The room flows through into the double aspect living room with upvc double glazed windows to the front & rear aspects with radiators beneath & a wall mounted flame effect fireplace.

The inner hallway with an opaque upvc double glazed door out to rear aspect.

The master bedroom has a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from a fitted triple door wardrobe with hanging rails & shelving.

The second bedroom is a single sized room with a upvc double glazed window to the front aspect, a radiator & a single wardrobe with storage space.

The modern shower room comprises of a shower cubicle with both rainfall & handheld showers with splashback tiling surrounding, a wc & a wash hand basin with drawers below. The room benefits from a heated towel rail, an opaque upvc double glazed window to the front aspect, an extractor fan, shaver point & a fitted mirror.

Agents Note:

For information regarding pitch fee's & park rules please call our Wareham office on 01929 556660.

Please note that the property has a 10-year warranty & is furnished with new furniture.

Parking:

The property is conveyed with a parking space set next door to the home.

Garden:

The mature garden has oak trees, a patio path going around the outside & shingle at the front.

Measurements:

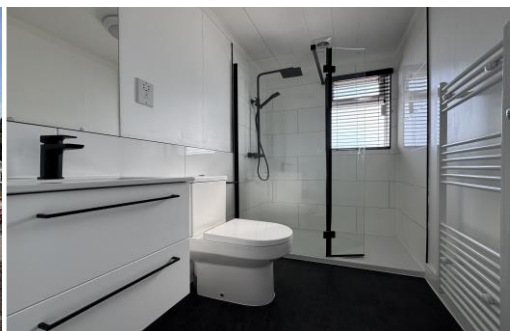
Lounge	11'3" (3.43m) x 9'11" (3.03m)
Kitchen	11'3" (3.43m) x 8'10" (2.71m)
Bedroom 1	11'3" (3.43m) x 8'6" (2.60m)
Bedroom 2	7'11" (2.42m) x 6' (1.84m)
Bathroom	7'10" (2.40m) x 4'8" (1.42m)

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given. Agents only drawings 12/12/20

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	76
		EXEMPT	
		England, Scotland & Wales	
		EU Directive 2002/91/EC	



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.