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# DORSET PARK HOMES

**DRAFT**

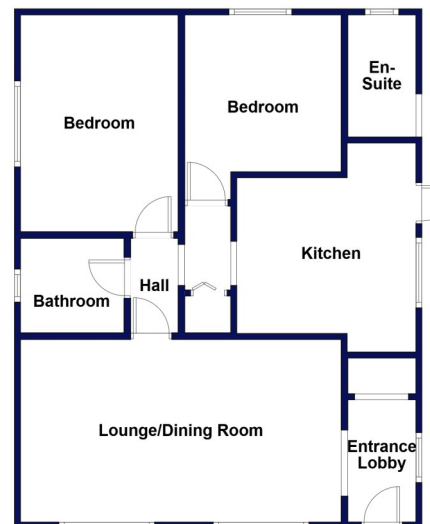
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**9 St Leonards Farm Park, Ringwood Road, West Moors, BH22 0AG**



**Unfinished Project—Scope to Improve**



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

## 2 Bedroom Park Home approx 30' x 23'

Accommodation & approximate room dimensions:

- Lissett Park Home circa 1974
- Entrance Lobby: Cloaks storage recess.
- Kitchen: approx 10'5" x 9'2". Range of floor and wall units. High level oven, gas hob & hood. Space for tall fridge/freezer & washing machine. Door to garden.
- Lounge/Dining Room: approx 19' x 10'8". Feature fireplace.
- Inner Hall: Airing cupboard.
- Bedroom 1: approx 12'8" x 9'2". Built-in wardrobe.
- Bedroom 2: approx 9'5" x 9'2".
- En-Suite Shower Room : Shower cubicle , wash basin & WC
- Bathroom: Modern suite comprising panelled bath. Vanity wash basin & WC.
- PVCu Double-Glazing installed 2025
- Oil Central Heating (system untested)
- New Exterior Boards & Insulated 2021
- Allocated Parking for 1 car
- Small Garden with Metal Shed
- Age Restriction 55+ No Pets Allowed
- Well maintained Residential Park near to major supermarkets & local amenities

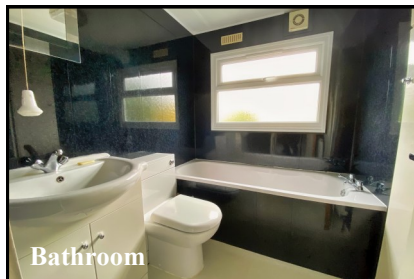
## Near to Amenities



Kitchen



Lounge/Dining Room



Bathroom



Sunny Garden

**Pitch Fee: approx £659.03 per quarter**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price £50,000**

**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:W05218

*The recommended specialist in Park Home sales*  
Proprietor: Simon Dixon

