

**Head Office:**  
Dixon Kelley Estate Agents  
1 Penn Court  
Station Road, West Moors  
Dorset. BH22 0JJ

# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**89 Lady Bailey Park, Winterborne Whitechurch, Blandford. DT11 0HS**



**Modernised Park Home with Fabulous Views**



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

## 2 Bedroom Park Home approx 36' x 20'

Accommodation & approximate room dimensions:

- **Entrance Hall:** Built-in cloaks cupboard.
- **Lounge:** approx 19'7" x 11'. A bright spacious room with fabulous countryside views. Double doors to Raised Deck & Garden.
- **Kitchen/Diner:** approx 19'7" x 10'4" max. Superb modern kitchen with a range of wall and floor cupboards. Built-in oven & hob. Space for fridge/freezer. Space for washing machine. Ample space for dining suite. Door to garden.
- **Bedroom 1:** approx 12'4" x 9'7" Plus Walk-In Wardrobe (Potential for En-Suite).
- **Bedroom 2:** approx 10'8" x 9'7". Fitted wardrobe.
- **Shower Room:** Large walk-in shower. Vanity wash basin & WC.
- **PVCu Double-Glazing**
- **LPG Gas Central Heating**
- **Laminate Flooring**
- **Parking on Plot**
- **An exceptional private plot, mainly laid to lawn with Large Raised Deck making the best of the wonderful countryside views. Patio Area. 2 Garden Sheds.**
- **Age Restriction 55+ 2 Dogs Considered. No cats.**
- **Semi-Rural location near to Blandford and a short drive from Dorchester & Jurassic Coast**

## Semi-Rural Park



**Pitch Fee: Approx £48.20 per week Sewerage: Approx £2 per week**  
**Subject to Annual Review**  
**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

**Price £160,000**

**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.W05255

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

