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DORSET PARK HOMES

DRAFT

www.dorsetparkhomes.com

85 Iford Bridge Park, Old Bridge Road, Iford, Bournemouth. BH6 5RQ

Park Home in Peaceful Location on Popular Residential Park

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

1 Bedroom Park Home approx 25' x 10'

Accommodation & approximate room dimensions:

- **Wonderland Park Home circa '1988'**
- **Kitchen: approx 7" x 5'5". Range of floor and wall cupboards. Space for fridge/freezer. Space for washing machine. 2-ring gas hob. Breakfast bar. Window to garden.**
- **Lounge: approx 10'5" x 9'7. Double aspect windows to front and side. Door to front of property.**
- **Bedroom: approx 9'7" x 7'. Fitted wardrobes. Sliding doors to rear garden.**
- **Wet Room: Wet room style shower. Wash basin & WC. Chrome heated towel rail.**
- **Parking close by on a rental basis (Circa £18 a month) subject to availability.**
- **Delightful Rear Garden. Metal Shed.**
- **Age Restriction 50+**
- **Pet Friendly**
- **PVCu Double-Glazing**
- **Gas Central Heating (system untested)**
- **Popular Residential Park close to local amenities & riverside walks. Ideal location between Christchurch & Bournemouth Town Centre. Close to Bournemouth Hospital, major supermarkets, bus & rail links.**

'Pet Friendly' Park

Pitch Fee: approx £208.37 per cal month
Subject to Annual Review
Council Tax Band: 'A' **Tenure: 1983 Mobile Homes Act Agreement**

Price £75,000

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.W05225