



**Connells**

Oaklands Park  
Crossways Dorchester



## Property Description

Situated in the ever-popular Oaklands Park site lies this three bedroom home. The property boasts a very quiet and generous plot within the site, with wrap around garden laid to lawn and some patio and ample space to park. The home itself comprises of three double bedrooms, a family bathroom, a light and airy lounge as well as a spacious kitchen-diner. There is also a welcoming hall and porch area ideal for coats and shoes.

### Entrance Hall

A double glazed door to the front aspect leads into the entrance hall with a double glazed window to the side, a radiator and a door to the kitchen / dining room.

### Kitchen / Dining Room

16' 2" x 9' 3" ( 4.93m x 2.82m )

A door leads from the entrance hall into the kitchen / dining room fitted with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, a gas oven and hob, the gas combi boiler, plumbing for a washing machine, space for a fridge freezer, a double glazed window to the front aspect, space for a dining table and chairs and a door to the lounge and the inner hallway.

### Lounge

16' 9" x 10' 10" ( 5.11m x 3.30m )

A door from the kitchen / dining room leads into the lounge with a double glazed window to the rear aspect, a radiator, a telephone point, a television aerial socket and doors leading to the inner hallway, bedroom 3 and to outside.

### Inner Hall

Doors lead off the inner hallway to the shower room, the lounge, the kitchen / dining room and to bedrooms 1 and 2.

## Bedroom 1

11' 5" x 9' 5" ( 3.48m x 2.87m )

A door from the inner hallway leads into bedroom 1 with double glazed windows to the front and side aspects, a radiator and a television aerial socket.

## Bedroom 2

14' 4" x 6' 10" ( 4.37m x 2.08m )

A door leads from the entrance hall into bedroom 2 with a double glazed window to the side aspect and a radiator.

## Bedroom 3

9' 5" x 6' 11" ( 2.87m x 2.11m )

A door leads from the lounge into bedroom 3 with a double glazed window to the side aspect and a radiator.

## Shower Room

A door leads from the inner hallway into the shower room with a shower, a WC, a wash hand basin, an extractor fan and a radiator.

## Outside Space

## Gardens

The front garden is laid to lawn and benefits from an outside tap, the side garden is paved and has the gas meter, the rear garden has patio and gravel areas.

## Parking

There is ample parking on the driveway.

## Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.).

Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: **Council Tax**  
Exempt Band: B

Tenure:

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: DCH309188 - 0005