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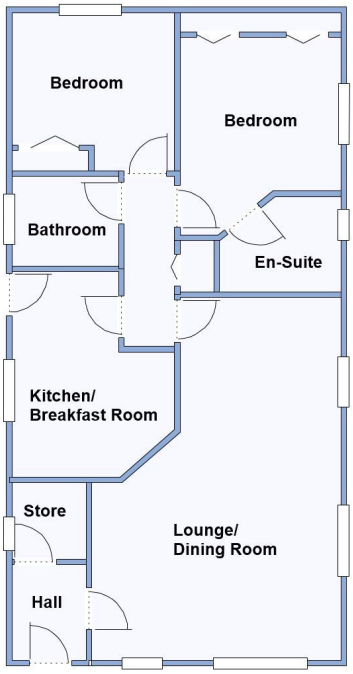
DORSET PARK HOMES

www.dorsetparkhomes.com

2 Knoll Residential Park, Winfrith Newburgh, Dorset. DT2 8LD



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

2-Bedroom Park Home - approx 40' x 20'

Accommodation & approximate room dimensions:

- **Prestige Park Home circa 2011**
- **Hall: Walk-in Cloaks Cupboard housing combination gas boiler.**
- **Lounge/Dining Room: approx 22'4" x 14'6 max. A bright, spacious room with wonderful heathland view. Feature fireplace & air conditioning unit.**
- **Inner Hall: Linen cupboard. Hatch to roof space.**
- **Kitchen/Breakfast Room: approx 12'3" x 9'5". Range of floor & wall cupboards. Integrated fridge/freezer & dish-washer & washing machine. Built-in oven & hob with cooker hood over. Breakfast bar. Door to garden.**
- **Bedroom 1: approx 13'3" x 9'7"max. Fitted wardrobes. Air condition unit.**
- **En-Suite Shower Room**
- **Bedroom 2: approx 9'8" x 9'5". Fitted wardrobes.**
- **Bathroom: Panelled bath, vanity wash basin & WC.**
- **Gas Central Heating & PVCu Double-Glazing**
- **Delightful Patio Garden with heathland views. Metal Shed**
- **Parking on Plot for 2 cars**
- **Age Restriction 50+ Pets Considered**
- **Well maintained Residential Park in Semi-Rural Location adjacent to protected heathland. Near to Jurassic coast-line.**

Heathland Views

Pitch Fee: Approx £238.16 per month
Subject to Annual Review
Council Tax Band: 'A' **Tenure: 1983 Mobile Homes Act Agreement**

Price: £100,000

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.W04978