



Connells

Oaklands Park
Crossways Dorchester



Property Description

Situated in a quiet position on the ever-popular Oaklands Park residential park home site for the over 50's. The property comprises a spacious lounge, opening to dining room, kitchen, family shower room and two generous double bedrooms both with fitted wardrobes. The master bedroom also boasts a modern wet room ensuite. There is a wrap around garden which is very private to the rear as well as the added bonus of a generous driveway and garage with electric up and over door.

Entrance Hall

The double glazed door on the side aspect opens into the entrance hall with a radiator, a storage cupboard and doors leading to the open plan lounge / dining room, the bathroom and to bedrooms 1 and 2.

Open Plan Lounge / Dining Room

A door from the entrance hall leads into the open plan lounge / dining room.

Lounge Area

19' 4" x 11' 5" (5.89m x 3.48m)

The lounge flows the whole width of the property with dual aspect double glazed windows, an electric fire, a radiator and a television aerial socket.

Dining Room

9' 11" x 7' 6" (3.02m x 2.29m)

The dining room has a double glazed window and a door leading into the fitted kitchen.

Kitchen

15' 11" x 9' 4" (4.85m x 2.84m)

A door leads from the dining room into the fitted kitchen with a range of wall and base units with worksurfaces over, a sink and drainer, a telephone point, a radiator, the gas combi boiler, an electric oven with a gas hob and a cookerhood over, plumbing for a washing machine and a dishwasher and a double glazed door out onto your garden.

Bedroom 1

13' x 9' 6" (3.96m x 2.90m)

A door leads from the entrance hall into bedroom 1 with a double glazed window to the rear aspect, a radiator, a telephone aerial socket, fitted wardrobes and a door that leads into the ensuite bathroom.

Ensuite

7' 10" x 6' 8" (2.39m x 2.03m)

A door leads from bedroom 1 into the ensuite wet room with a WC, a wash hand basin and a radiator.

Bedroom 2

10' 8" x 9' 6" (3.25m x 2.90m)

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

Bathroom

6' 7" x 5' (2.01m x 1.52m)

A door leads from the entrance hall into the bathroom with a WC, a wash hand basin, a shower cubicle, a radiator, a shaver socket and an extractor fan.

Outside Space

Front Garden

The front garden is laid to a lawn with borders, a driveway leads to the garage.

Rear Garden

A door leads from the kitchen out onto the garden with a patio, an outside tap and areas of lawn, gravel and mature borders.

Garage

18' x 8' 11" (5.49m x 2.72m)

The garage has an electrically operated up and over garage door, a single glazed window to the rear, a door to the side and benefits from power and a light.

Parking

In addition to the garage there is a driveway for additional parking.

Agents Note

There is private sewerage by way of septic tank on site.

The property is available to residents of the age 50 and above.

Agents Note

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's 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 -

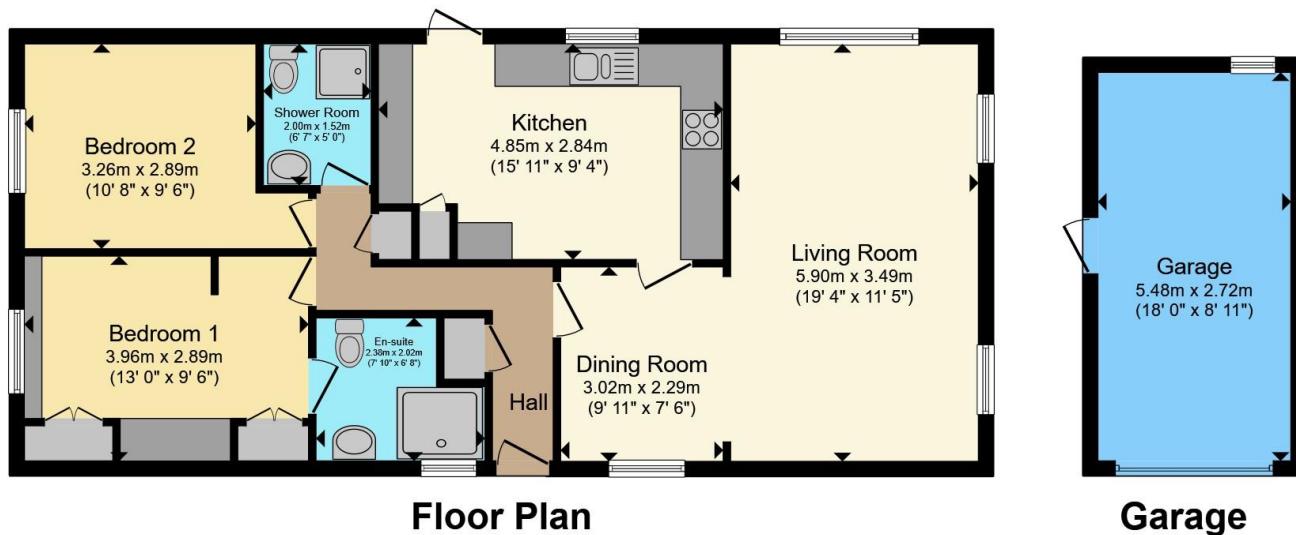
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(<https://url.uk.m.mimecastprotect.com/s/80FkCL89ZtRm1BwvfqRIVY?domain=gov.uk>)









Total floor area 93.8 m² (1,010 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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3 High West Street
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EPC Rating: **Council Tax**
 Exempt Band: B

Tenure:

view this property online connells.co.uk/Property/DCH309556

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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