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DORSET PARK HOMES

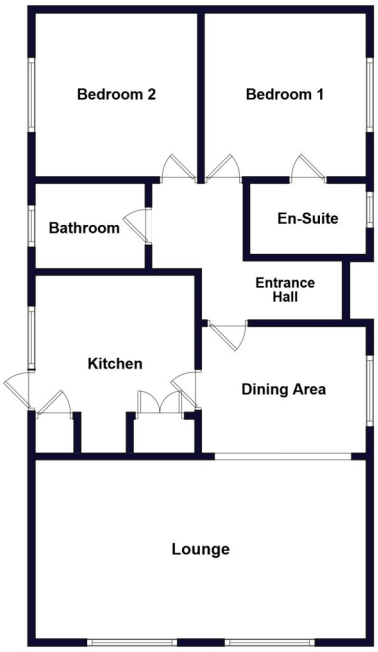
DRAFT

www.dorsetparkhomes.com

1 St Leonards Farm Park, Ringwood Road, West Moors, Dorset. BH22 0AQ



Spacious Park Home with Delightful Private Garden



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

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

Accommodation & approximate room dimensions:

- **Stately Albion 2008**
- **Entrance Hall:**
- **Kitchen: approx 10'5" x 9'5". Range of base and wall cupboards. Built in oven, hob and extractor hood over (untested). Plumbing for washing machine. Space for fridge/freezer. Cupboard housing gas combination boiler (untested).**
- **Lounge: approx 19'5" x 10'6". Feature gas fireplace. 2-large windows.**
- **Dining Area: approx 9'8" x 7'5".**
- **Bedroom 1: approx 9'8" x 9'5". Fitted wardrobes.**
- **En-Suite: Shower cubicle with thermostatic shower unit fitted (untested). Pedestal wash basin. Low level WC. Extractor fan.**
- **Bedroom 2: approx 9'6" x 8'4". Fitted wardrobes.**
- **Bathroom: Panelled bath. Pedestal wash basin. Low level WC. Extractor fan.**
- **PVCu Double-Glazing**
- **Gas Central Heating (system untested)**
- **Allocated Parking Space**
- **Garden with Shed**
- **Age Restriction 55+ No Pets Allowed**
- **No Chain!**

Well Maintained Residential Park









Pitch Fee: approx £678.80 per quarter
Subject to Annual Review
Council Tax Band: 'A' **Tenure: 1983 Mobile Homes Act Agreement**

Price: £147,500

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.W05241