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# DORSET PARK HOMES

**DRAFT**

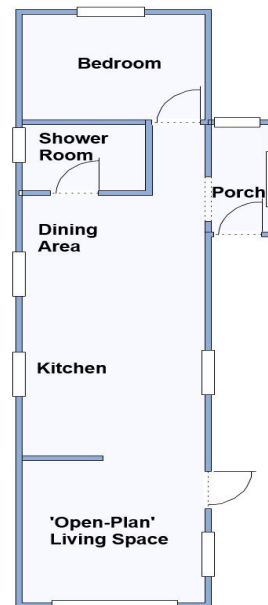
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**34 Iford Bridge Park, Old Bridge Road, Iford, Bournemouth. BH6 5RQ**



**Spacious Park Home Renovated 2021**



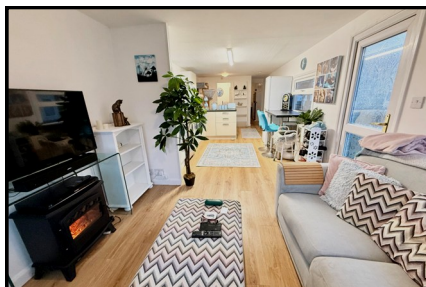
This drawing has been prepared for diagrammatic purpose only. Not to scale

## 1 Bedroom Park Home approx 40' x 10'

Accommodation & approximate room dimensions:

- Omar Park Home
- Kitchen: approx 11'1" x 9'6". Range of floor cupboards. Freestanding Cooker. Space for fridge/freezer. Integrated washing/drying machine. Breakfast bar.
- Lounge: approx 9'9" x 9'6". Double aspect to front and side.
- Dining Area (formerly Bedroom 2) 9'6" x 6'7": Space for large dining suite.
- Bedroom: approx 9'6" x 7'2". Fitted wardrobes. Window to rear aspect
- Shower Room: Large shower cubicle. Vanity wash basin & WC.
- Gas Central Heating (system untested)
- New 'Glow Worm' Boiler installed 2025
- PVCu Double-Glazing
- Parking on plot for 2 cars
- Delightful Rear Garden. Plastic Shed.
- Age Restriction 50+
- Pet Friendly
- 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.

## Popular 'Pet Friendly' Park



**Pitch Fee: approx £220.94 per cal month**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price £140,000**

**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.W04967

*The recommended specialist in Park Home sales*  
Proprietor: Simon Dixon

