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# DORSET PARK HOMES

**DRAFT**

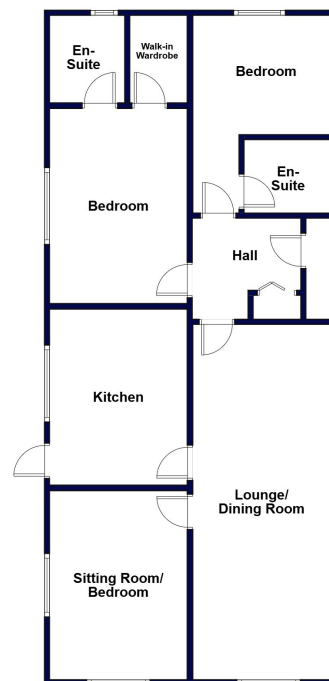
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**4c Silent Woman Park, Coldharbour, Wareham. BH20 7PE**



**Pristine Park Home backing on wooded copse**



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

## 3-Bedroom Park Home - approx 46' x 20'

Accommodation & approximate room dimensions:

- Tingdene 'Hayden Classic' circa 2007
- Enclosed Porch
- Hall: Cloaks cupboard
- Lounge/Dining Room: approx 23'6" x 9'5"
- Sitting Room/Bedroom 2: approx 13' x 9'5"
- Kitchen: approx 12'1" x 9'5". Superb range of floor and wall cupboards. Built-in oven & hob & hood. Space for fridge/freezer & washing machine. Cupboard housing combination boiler. Door to garden.
- Bedroom 1: approx 13'5" x 9'5" PLUS walk-in wardrobe.
- En-Suite Shower Room
- Bedroom 2: approx 9'5" x 9'5".
- En-Suite Bathroom
- Gas Central Heating & PVCu Double-Glazing
- Exterior Insulation System
- Parking on Plot.
- Delightful Garden mainly laid to patio with well stocked shrub borders. Wonderful outlook. Metal Shed & Greenhouse.
- Age Restriction 50+ 1 Dog or 1 Cat permitted
- Small family run Residential Park close to forest & within easy reach of historic Wareham Town centre.

## Delightful Outlook



**Pitch Fee: Approx £256.03 per month**

**Subject to Annual review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes act Agreement**

**Price: £165,000**

**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:W05269

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

