

**Head Office:**  
Dixon Kelley Estate Agents  
1 Penn Court  
Station Road, West Moors  
Dorset. BH22 0JJ

# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**2 Willows Way, Regency Heights, Blandford Road North, Poole. BH16 6GG**



Wessex 'Canford' Park Home 40' x 20' manufactured 2022



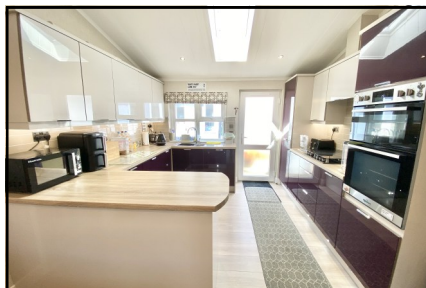
This drawing has been prepared for diagrammatic purpose only. Not to scale.

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

Accommodation & approximate room dimensions:

- Spacious Entrance Lobby: LED lighting.
- Study: approx 4'4" x 4'2".
- Kitchen/Diner: approx 18'8 x 11'. A stunning fitted kitchen having a range of high gloss floor and wall cupboards. High level oven with gas hob & cooker hood. Integrated fridge/freezer, washing machine & dishwasher. Vaulted ceiling. Ample space for dining suite. Door to:
- Lounge: approx 14'3 x 10'8". Vaulted ceiling. Feature fireplace with electric stove. Ample space for large suite.
- Inner Hall: Boiler cupboard.
- Bedroom 1: approx 11'8" x 9'2". Fitted wardrobes.
- En-Suite Shower Room: large shower cubicle. Vanity wash basin & WC. Heated towel rail.
- Bedroom 2: approx 10'3" x 9'3". Fitted wardrobe.
- Bathroom: panelled bath, vanity wash basin & WC. Heated towel rail.
- Gas Central Heating & Double-Glazing with Privacy Film
- Oak Internal Doors & Vaulted Ceilings
- Delightful sunny garden with patio & lawn.
- Block driveway providing 'on plot' Parking for 2 cars
- Age Restriction 45+ Pets considered
- Prime Position on Park close to wooded walks.
- Gated Entrance to site. Fishing lake & rural setting surrounded by wooded walks & protected heathland.

## Newly Developed 'Gated' Park



**Pitch Fee: approx £318.78 per month including sewerage**  
**Subject to Annual Review**  
**Council Tax Band: 'B'**      **Tenure: 1983 Mobile Homes Act Agreement**

**Price: £230,000**

**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.W05236

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

