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# DORSET PARK HOMES

**DRAFT**

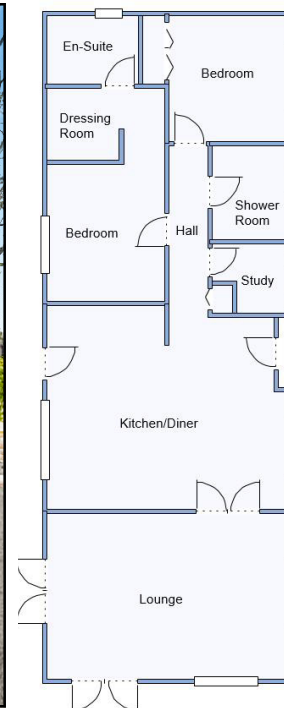
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**1 Heather Court, Organford Manor Country Park, Organford, Poole. BH16 6FJ**



**Exceptionally Spacious Park Home in Wonderful Position with Field Views**



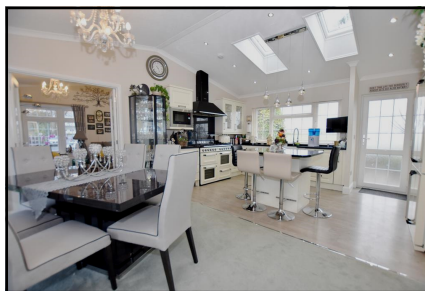
This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 2-Bedroom Park Home - approx 52' x 22'

Accommodation & approximate room dimensions:

- **Kitchen/Diner:** approx 15'7" x 18'8". Range of floor and wall cupboards. Built-in Smeg range style cooker with extractor hood over. High level microwave. Integrated dishwasher, washing machine and tumble dryer. Smeg American style fridge/freezer. Boiler cupboard. 2 skylight windows. LED spot lights. Views over field. Door to large deck & garden
- **Lounge:** approx 18'8" x 12'9". Feature fireplace. Bay window. 2 sets of double doors to large Deck.
- **Inner Hall**
- **Study:** Fitted desk.
- **Bedroom 1:** approx 16'6" x 9'1" including large Dressing Room. Field views.
- **Luxury En-Suite Shower Room.**
- **Bedroom 2:** approx 9'9" x 9'1". Plus recessed triple wardrobe. Bay window.
- **Luxury Shower Room**
- **Gas Central Heating (system untested)**
- **PVCu Double-Glazing**
- **Garden laid to patio and raised deck to the rear.**
- **Parking on Plot**
- **Age Restriction 45+      Pets Considered**

## Superb Kitchen/Diner



**Price: £325,000**

**Pitch Fee: approx £273 per month including Water & Sewerage**  
**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**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.W04405

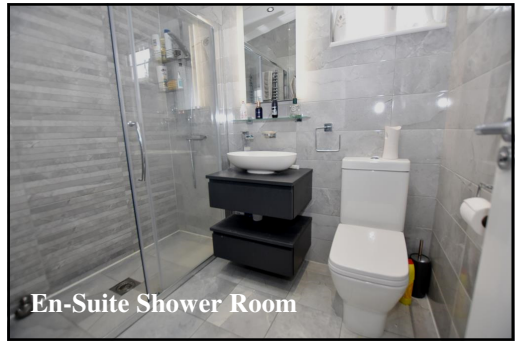
*The recommended specialist in Park Home sales*  
Partner: Simon Dixon







Bedroom 1



En-Suite Shower Room



Bedroom 2



Shower Room



**Omar 'Herritage' Park Home**  
**Approx 52' x 22'**  
**Manufactured 2018**  
**High Quality Fixtures & Fittings**  
**throughout**  
**Vaulted Ceilings with LED lighting**  
**& Sky Lights windows.**  
**Large Deck with lovely outlook**  
**Beautifully presented 'Gated'**  
**Residential Park with wonderful**  
**grounds including large dog walking**  
**area, set in a semi-rural location**  
**near to Poole & Wareham.**