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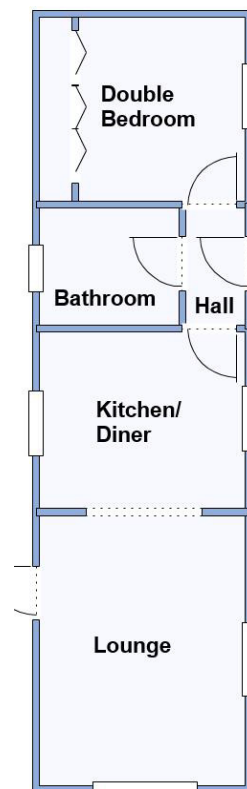
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**1 Knoll Residential Park, Winfrith Newburgh, Dorset. DT2 8LD**



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

## 1-Bedroom Park Home - approx 36' x 10'

Accommodation & approximate room dimensions:

- Wonderland Park Home circa 1982
- Entrance Hall
- Kitchen/Diner: approx 9'6" x 8'2". Range of floor & wall cupboards. Newly installed built-in oven. Gas hob with cooker hood over. Space for washing machine & fridge. Space for dining suite with countryside views. Archway to:
- Lounge: approx 12'6" x 11'6". Feature fireplace. Bay window. Door to rear garden. Countryside views.
- Bedroom 1: approx 8'6" x 7'6" Plus fitted wardrobes. Countryside views
- Bathroom: Panelled bath, wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Exterior Insulation System
- New carpets & vinyl flooring throughout.
- Delightful Patio Garden with area of lawn, in all, enjoying a good degree of privacy.
- Parking on Plot
- Age Restriction 50+ Pets Considered
- Well maintained Residential Park in Semi-Rural Location adjacent to protected heathland. Near to Jurassic coastline.

## Small 'Pet Friendly' Park



**Pitch Fee: Approx £181.26 per month**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price: £94,995**

**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.W04825

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

