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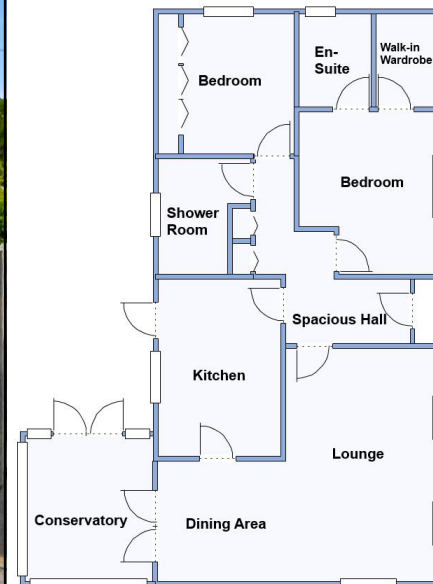
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**42 Stour Park, New Road, Bournemouth, Dorset. BH10 7DE**



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

## Private Garden & Garage

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

#### Accommodation & approximate room dimensions:

- Homeseeker 'Cotswold Special' circa 2007
- Spacious Hall: Cloaks & linen cupboard. Cupboard housing combination gas boiler (untested).
- Lounge/Dining Room: approx 19'7" x 16'5" max. Feature fireplace. 2 bay windows. Double doors to: Conservatory: approx 10' x 8'9". Doors to garden.
- Kitchen: approx 12'3" x 8'6". Range of base & wall units. Built-in oven, hob & cooker hood. Integrated dishwasher, washing machine & fridge/freezer.
- Bedroom 1: approx 11'8" x 9'5" Plus walk-in wardrobe. Fitted dresser unit & bay window.
- En-Suite Shower Room
- Bedroom 2: approx 9'5" x 7'8" Plus fitted wardrobe.
- Shower Room: Large Shower. Wash basin & WC.
- Gas Central Heating & PVCu Double-Glazing
- Paved Driveway & GARAGE. Metal Shed.
- Private Rear Garden with Raised Deck
- Age restriction 60+. No Pets Allowed
- Popular, well maintained Residential Park close to local amenities, Bournemouth & Poole.
- **Agents Note: PYLON HAS BEEN SWITCHED OFF SINCE 1995**

## Good location close to amenities



**Price £205,000**

**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.W044670

**Pitch Fee: Approx £210.45 per month plus approx £9 Water per month  
 Subject to Annual Review  
 Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

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

