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DORSET PARK HOMES

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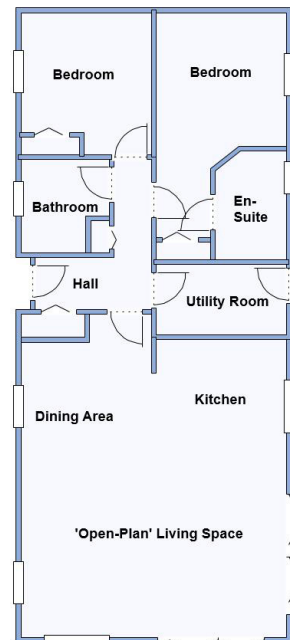
www.dorsetparkhomes.com

Telephone: 01202 877511

45 Tall Trees Park, Matchams Lane, Christchurch, Dorset. BH23 6TT



Spacious Modern Park Home



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

2 Bedroom Park Home approx 45' x 20'

Accommodation & approximate room dimensions:

- Pathfinder 'Retreat' circa 2010
- Hall: Cloaks cupboard & Linen cupboard
- 'Open Plan Living Space' approx 22'6" x 18'10". Kitchen: Range of floor and wall cupboards. Integrated fridge & dishwasher. Built-in oven, microwave & hob with cooker hood over (untested). Inset LED spot lights & Vaulted ceiling. Feature fireplace in lounge area. 2 set of Bi-fold Doors to raised DECK leading to garden.
- Utility Room: approx 9'3" x 5'. Built in washing machine & freezer. Boiler cupboard. Door to Deck.
- Bedroom 1: approx 12'6" x 9'4" max. Plus fitted wardrobes.
- En-Suite Shower Room.
- Bedroom 2: approx 10'1" x 9'2". Fitted wardrobes.
- Bathroom: Panelled bath, wash basin & WC.
- Gas Central Heating (LPG Gas) & Double-Glazing
- Double length block driveway
- Large Garden with Summerhouse & large Shed.
- Age Restriction 45+ Not more than 1 Dog & Cat
- Communal Heated Outdoor Swimming Pool, Playground & Fishing Lake. Electric security gates.

Large Rear Garden



Price £210,000

**Pitch Fee: approx £3,950 per annum 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.W04580

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

