

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

# DORSET PARK HOMES

**DRAFT**

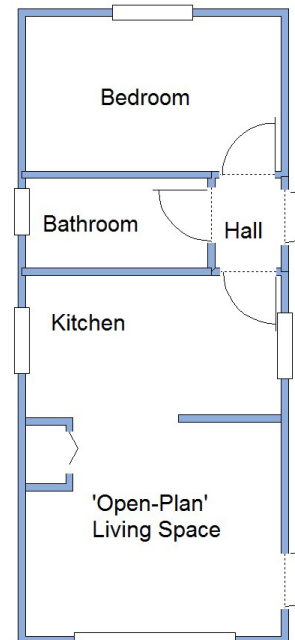
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**5 Wheatplot, Wimborne Road, Bournemouth, Dorset. BH10 7BN**



**Single Unit Park Home near to amenities**



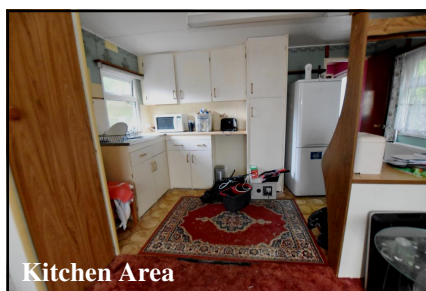
This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 1-Bedroom Park Home - approx 28' x 12'

Accommodation & approximate room dimensions:

- Wonderland Park Home circa 1986
- Entrance Hall
- 'Open-Plan' Living Space; approx 16'4" x 11'5".
- Kitchen Area: Range of floor and wall cupboards. Space for cooker. Plumbing for washing machine.
- Lounge Area: Boiler cupboard housing modern gas fired combination boiler. Feature fireplace. Door to garden.
- Double Bedroom: approx 11'5" x 7'. Fitted wardrobe and dresser unit.
- Bathroom: Panelled bath. Pedestal wash basin. WC.
- Gas Central Heating (system untested).
- PVCu Double-Glazing
- Small Garden
- Potential for On-Plot Parking—subject to site owners consent
- Age Restriction 45+
- Pets Considered
- Small Residential Park near to local amenities and within easy reach of Bournemouth town centre & award winning coast.

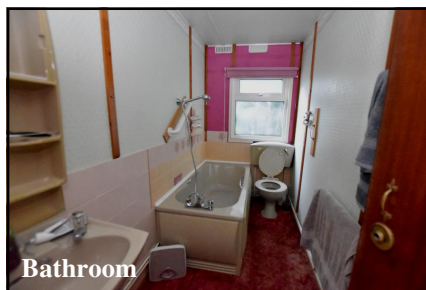
## Scope to Improve



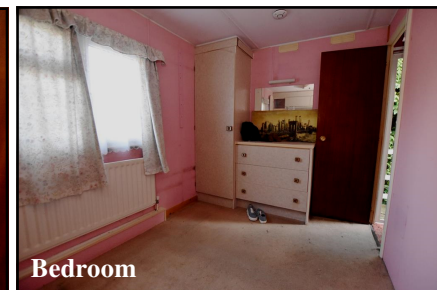
Kitchen Area



Lounge Area



Bathroom



Bedroom

**Pitch Fee: approx £192.77 per month**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price: £59,950**

**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.W04685

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

