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DORSET PARK HOMES

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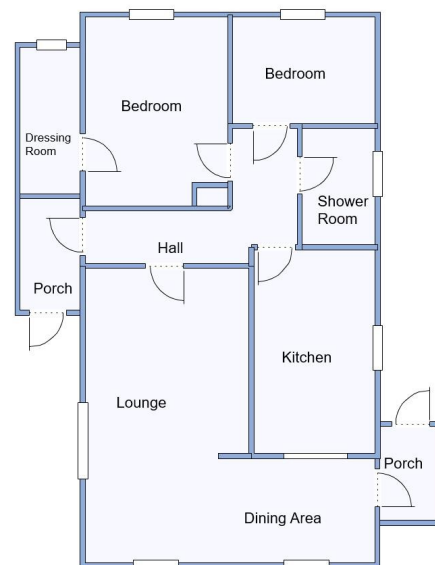
www.dorsetparkhomes.com

Telephone: 01202 877511

92 St Leonards Farm Park, West Moors, Ferndown, Dorset. BH22 0AQ



Beautifully Presented Park Home



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

2-Bedroom Park Home - approx 36' x 20'

Accommodation & approximate room dimensions:

- **Porch & Entrance Hall:** Cloaks cupboard
- **Superb Kitchen:** approx 13'7" x 8'3". Range of floor and wall cupboards. Space for cooker with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Laminate flooring.
- **Lounge/Dining Room:** approx 19'10" max overall x 19'3" max overall. A bright, spacious room.
- **Bedroom 1:** approx 12'6" x 9'6" Plus En-Suite Dressing Room.
- **Bedroom 2:** approx 9'5" x 7'. Fitted wardrobe.
- **Superb Shower Room:** Walk in shower with shower and screen & fully tiled surround. Vanity basin & WC. Chrome heated towel rail.
- Gas Central Heating (system untested).
- PVCu Double-Glazing
- Roof replaced approx 2013
- **Garden:** Mainly laid to lawn with patio area. Metal Shed.
- **Allocated Parking**
- **Age Restriction 55+ No Pets Allowed**
- Well maintained country style park near to major supermarkets & local amenities.

Close to amenities



Pitch Fee: approx £558.28 per quarter
Subject to Annual Review
Council Tax Band: 'A'

Tenure: 1983 Mobile Homes Act Agreement

Price: £140,000

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.W04850

The recommended specialist in Park Home sales
Partner: Simon Dixon

