

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

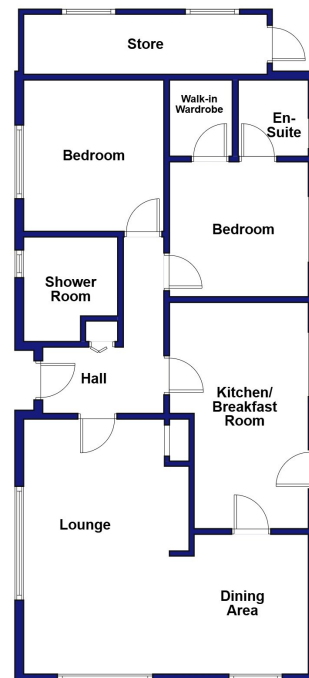
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**24 Orchid Court, Organford Manor Country Park, Organford, Poole. BH16 6ES**



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

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

Accommodation & approximate room dimensions:

- Entrance Hall: Cloaks cupboard
- Kitchen/Breakfast Room: approx 15'1" x 9'3". Excellent range of floor and wall cupboards. Built-in oven, hob & hood over. Integrated dishwasher & space for fridge/freezer & washing machine. Cupboard housing combination boiler. Breakfast bar. Door to garden.
- Lounge: approx 17' x 12' max. Feature fireplace. Bay window with field view
- Dining Area: approx 9'4" x 7'2". Bay window with field view. Door to kitchen.
- Bedroom 1: approx 9'4" x 9' Plus walk-in wardrobe.
- En-Suite Shower Room: Shower cubicle. Wash basins & WC. Vertical radiator.
- Bedroom 2: approx 10' x 9'4". Fitted wardrobes.
- Shower Room: Shower cubicle. Vanity wash basin & WC.
- Substantial Store Room with light & power.
- Gas Central Heating & Double-Glazing
- Excellent 'On Plot' Parking
- Delightful Landscaped Patio Garden with raised terrace & Metal Shed. Enjoying a sunny aspect & privacy.
- Age Restriction 45+ Pets Considered
- Wonderful Residential Park with dog walking field, in semi-rural location near to Poole & Wareham.

## Pets Considered



**Pitch Fee: approx £297.19 per month including Water & Sewerage**  
**Subject to Annual Review**  
**Council Tax Band: 'A'** **Tenure: 1983 Mobile Homes Act Agreement**

**Price: £249,950**

**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.W05197

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





Large Lounge



Dining Area



Kitchen



Kitchen



Bedroom 1



En-Suite Shower Room



Study



Side Garden



Delightful Landscaped Garden



View from Lounge & Garden

**Well Presented Tingdene 'Dolbin Lodge' approx 40' x 20' Manufactured circa 2011  
Beautifully presented 'Gated' Residential Park with wonderful grounds including large  
dog walking area, set in a semi-rural location near to Poole & Wareham.**