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# DORSET PARK HOMES

**DRAFT**

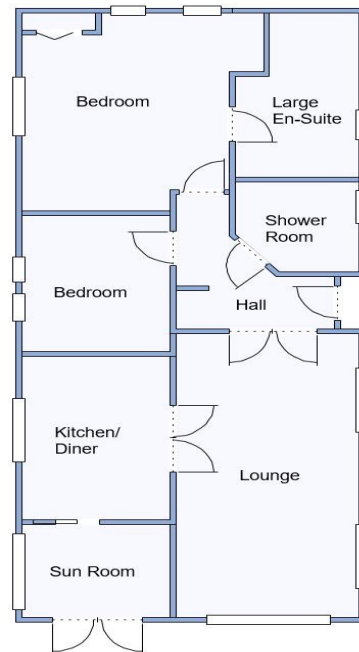
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**15 Juniper Way, Deer's Court, Horton Road, Three Legged Cross, Wimborne. BH21 6FH**



**Spacious Modern Park Home in Gated Residential Park**



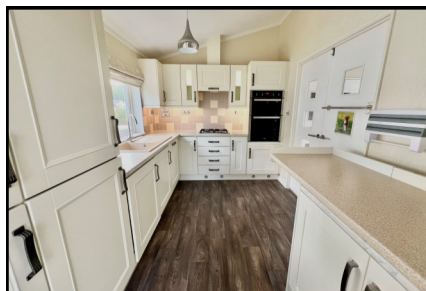
This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 2-Bedroom Park Home - approx 45' x 20'

Accommodation & approximate room dimensions:

- Omar 'Anniversary' circa 2018
- Entrance Lobby
- Lounge: approx 20'9" x 10'2" max. Feature fire-place & large windows. Leading to:
- Kitchen: approx 12'4" x 7'10" max. Superb fitted kitchen with an excellent range of floor and wall cupboards. Built-in oven & hob with cooker hood over (untested). Integrated washing machine, dishwasher & fridge/freezer. Cupboard housing gas combination boiler.
- Sun Room: approx 7'7" x 7'3" Velux window. Double doors onto patio garden.
- Bedroom 1: approx 14'1" x 11'6" Fitted Wardrobe. Dressing Table
- En-Suite: Panelled bath and separate walk-in Shower Cubicle. Wash basin & WC.
- Bedroom 2: approx 10'2" x 8'2". Fitted wardrobes.
- Shower Room: Walk-in Shower, Wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Raised Patio Garden, small area laid to lawn & Metal Shed. Parking on Plot.
- Age Restriction 45+ Pets Considered

## 'Pet Friendly' Park



**Pitch Fee: approx £303.05 per month**  
**Subject to Annual Review**  
**Council Tax Band: 'B'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price: £240,000**

**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.W04859

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

