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DORSET PARK HOMES

DRAFT

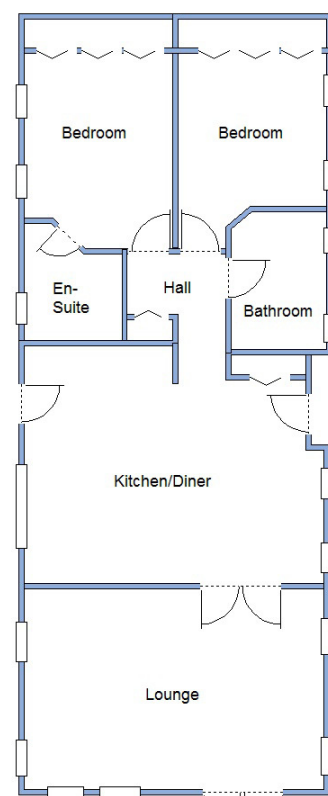
www.dorsetparkhomes.com

Telephone: 01202 877511

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



Delightful Secluded Position with Field Views



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

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

Accommodation & approximate room dimensions:

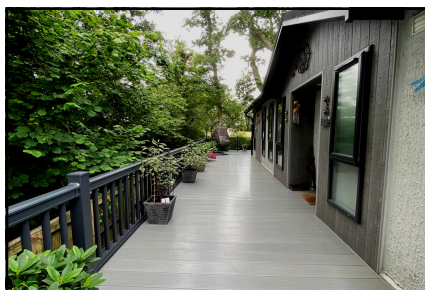
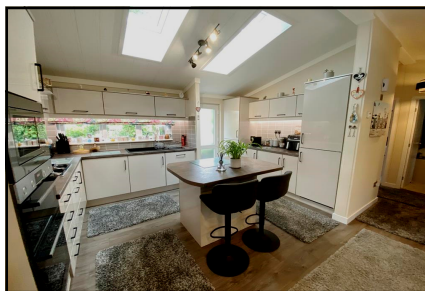
- **Hall:** Linen cupboard.
- **Kitchen/Diner:** approx 18'9" x 13'2". Range of floor and wall cupboards. Built-in oven, microwave & hob with cooker hood. Integrated dishwasher, washing machine, tumble dryer & fridge/freezer. Boiler cupboard. Vaulted ceiling with sky-light windows. Cloaks cupboard.
- **Lounge:** approx 18'9" x 11'9". Feature fireplace. Vaulted ceiling. Double doors to LARGE DECK with field views.
- **Bedroom 1:** approx 11' x 9'2" Plus fitted wardrobes.
- **Luxury En-Suite Shower Room.**
- **Bedroom 2:** approx 9'2" x 8'5" Plus fitted wardrobes
- **Luxury Bathroom** with double ended bath.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing**
- **A particular feature of this home, with delightful patio & LARGE RAISED DECK. Large Metal Shed**
- **Parking on Plot for 2 Cars**
- **Age Restriction 45+ Pets Considered**
- **Beautifully maintained, gated Residential Park with dog walking area. Semi-rural location near to Poole & Wareham.**

Price: £325,000

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.W05072

Luxury Omar 'Ikon' 2023



**Pitch Fee: approx £304 per month including Water & Sewerage
Subject to Annual Review
Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

The recommended specialist in Park Home sales
Partner: Simon Dixon





Bedroom 1



En-Suite Shower Room



Bedroom 2



Luxury Bathroom



Secluded Setting



Amazing Wrap-Round Deck



Wonderful View

Omar 'Ikon' Park Home
Approx 45' x 20'
Manufactured 2023
High Quality Fixtures & Fittings
throughout
Vaulted Ceilings with Sky Lights
windows.
Large Deck with lovely outlook
Beautifully presented 'Gated'
Residential Park with wonderful
grounds including large dog walking
area, set in a semi-rural location
near to Poole & Wareham.