

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

# DORSET PARK HOMES

**DRAFT**

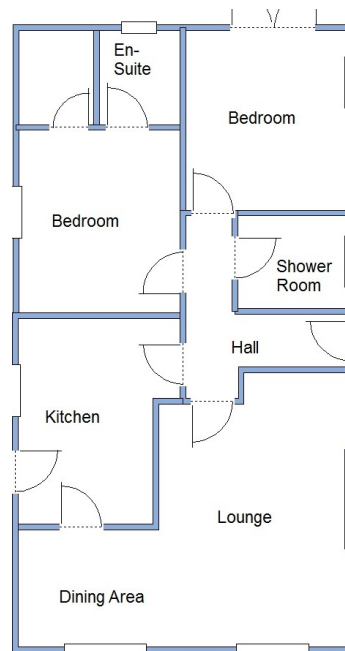
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**65 Dewlands Park, West Close, Verwood, Dorset. BH31 6PR**



**Immaculately Presented 'Omar' Park Home on Fantastic Plot**



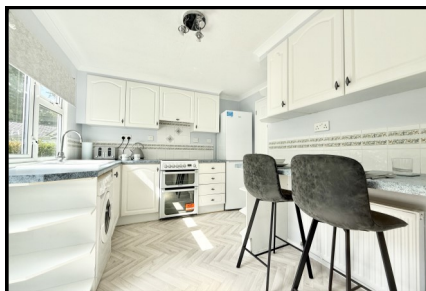
This drawing has been prepared for diagrammatic purpose only. Not to scale

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

**Accommodation & approximate room dimensions:**

- Omar 2001
- Entrance Hall: Hatch to roof with ladder fitted.
- Kitchen: approx 12'2" x 9'2" max. Range of floor and wall cupboards. Freestanding cooker, tall fridge/freezer & washing machine. Cupboard housing gas fired Worcester combination boiler (untested). Breakfast bar with stools. Door to garden. (appliances untested)
- Lounge/Dining Room: approx 19'3" x 16'0" max overall. Feature fireplace. Bay window.
- Bedroom 1: approx 10'6" x 9'2". Walk in wardrobe
- En-Suite Shower Room: Thermostatic shower, WC & vanity wash basin.
- Bedroom 2: approx 10'6" x 9'4". Fitted wardrobes. Double doors to raised deck.
- Wet Room: Thermostatic shower fitted, Wash basin & WC.
- Large Sunny Garden laid to patio. Shed and space for green house.
- PVCu Double Glazing
- Gas Central Heating
- Garage with power, lighting & space for tumble dryer. Wide driveway
- Age Restriction 50+ Pets Considered

## Delightful Patio Garden



**Pitch Fee: approx £210.04 per month**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price £185,000**

**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.W05070

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

