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# DORSET PARK HOMES

**DRAFT**

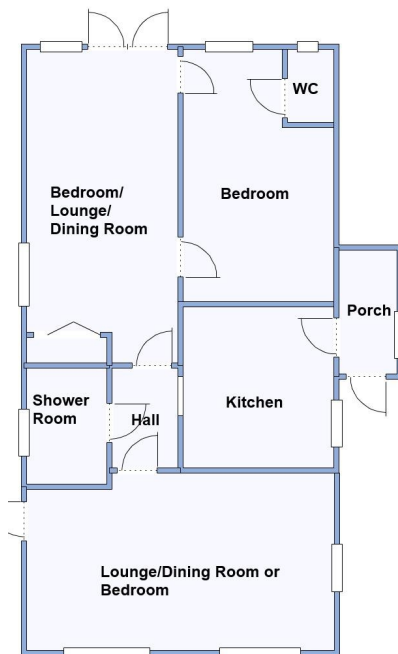
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**24 Selwood Park, Weymans Avenue, Kinson, Bournemouth. BH10 7JU**



**Well Presented Park Home with Good Accommodation**



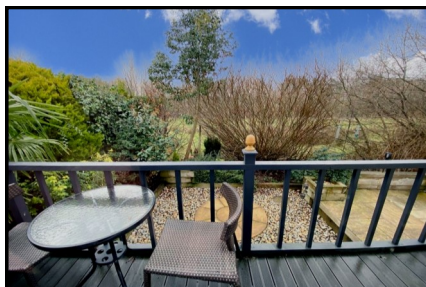
This drawing has been prepared for diagrammatic purpose only. Not to scale

## 2 Bedroom Park Home approx 38' x 20'

Accommodation & approximate room dimensions:

- **Porch:** Plumbing for washing machine & tumble dryer.
- **Kitchen:** approx 10'3" x 9'5". Range of floor and wall cupboards. Built-in double oven & hob with cooker hood over (untested). Integrated dishwasher (untested).
- **Inner Hall**
- **Lounge/Diner:** approx 19'7" x 11'4" max. Plastered ceiling with inset spot lights. Door to side driveway.
- **Bedroom 1/Lounge/Dining Room:** approx 20'3" x 9'7". Fitted wardrobe. Double doors to Raised Deck with Field Views.
- **Bedroom 2:** approx 16'6" x 9'7"
- **En-Suite Cloakroom:** WC & wash basin. Heated towel rail.
- **Modern Shower Room:** Shower cubicle with electric shower fitted (untested). Vanity basin & WC. Inset spot lights.
- **Exterior Insulation System** (installed 2016)
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing**
- **Parking on Plot**
- **Easily maintained landscaped garden** enjoying a good degree of seclusion. Metal Shed. Views over fields.
- **Age Restriction 50+**      **1 Pet Considered**
- **A unique Park Home on a well maintained Residential Park** located near to shopping centre & essential services.

## Beautiful Views over Fields



**Price £189,950**

**Pitche Fee: approx £200 per month**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**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.W04953

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





**A Unique Park Home in a Wonderful Location backing onto Fields with a Delightful Secluded Garden**