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# DORSET PARK HOMES

**DRAFT**

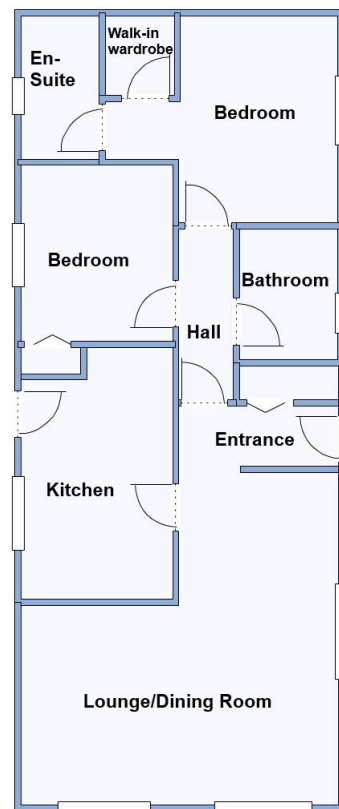
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**40 Stour Park, New Road, Bournemouth, Dorset. BH10 7DE**



**Quality New Home with Driveway & Garage**



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

## 2 Bedroom Park Home approx 44' x 18'

Accommodation & approximate room dimensions:

- Prestige 'Reprise' 2024
- Entrance Hall: Cloaks cupboard housing combination gas boiler.
- Lounge/Dining Room: approx 17'9" x 16'8" overall. A large bright room with 2 bay windows. Feature fireplace & vaulted ceiling.
- Kitchen: approx 11'7" x 8'2". Range of base & wall units. Built-in oven, gas hob & cooker hood. Integrated fridge/freezer, dishwasher & washing machine. Door to garden.
- Bedroom 1: approx 11' x 8'5" Plus walk-in wardrobe.
- En-Suite Shower Room
- Bedroom 2: approx 9'4" x 8'2". Fitted wardrobe.
- Bathroom: Panelled bath. Wash basin & WC.
- Stylish Interior & Fully Furnished
- Gas Central Heating & PVCu Double-Glazing
- Block Driveway & 20' GARAGE with electric door.
- Private Garden laid to lawn, sunny aspect.
- Age restriction 60+. No Pets
- Well maintained Residential Park close to amenities & with easy access to Bournemouth & Poole.

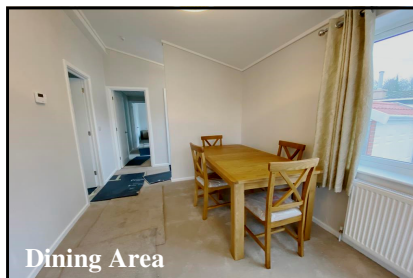
## Good location close to amenities



Fitted Kitchen



Lounge



Dining Area



En-Suite Shower Room

**Price £275,000**

**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.W04943

**Pitch Fee: Approx £231.15 per month plus £9 Water per month**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**      **Tenure: 1983 Mobile Homes Act Agreement**

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

