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# DORSET PARK HOMES

**DRAFT**

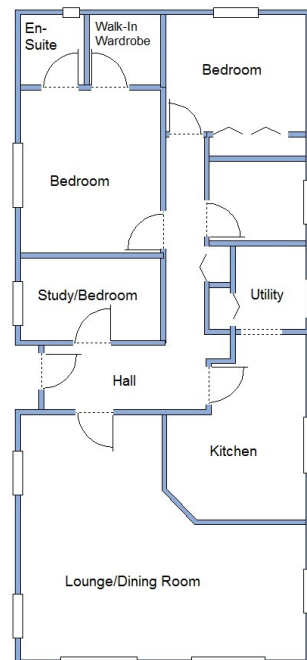
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**25 St Leonards Farm Park, Ringwood Road, West Moors, Dorset. BH22 0AG**



**Beautifully Presented Park Home**



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

## 3-Bedroom Park Home - approx 44' x 20'

**Accommodation & approximate room dimensions:**

- Entrance Hall: Linen cupboard. Hatch to roof.
- Lounge/Dining Room: approx 19'5" x 16'9" overall max. 3 bay windows. Feature fireplace having electric fire fitted.
- Kitchen: approx 12'4" x 9'7" max. Range of floor and wall cupboards. High level double oven and hob with extractor fan above. Space for dishwasher. Integrated fridge/freezer.
- Utility Room: Worktop and wall units. Space for washing machine & tumble dryer. Cupboard housing Worcester combination boiler. Door to garden.
- Study/Bedroom 3: 9'5" x 5'7".
- Bedroom 1: approx 11'1" x 9'7" Plus walk-in wardrobe.
- En-Suite Shower Room: Modern Shower cubicle. Vanity wash basin & WC. Chrome heated towel rail.
- Bedroom 2: approx 9'5" x 8' Plus built-in wardrobes.
- Bathroom: Panelled bath. Pedestal wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Delightful Private Garden mainly laid to lawn. Metal shed.
- Allocated Parking
- Age Restriction 55+ No Pets
- Popular, well maintained Residential Park close to major supermarkets, local amenities & regular bus services.
- No Chain!

**Price: £165,000**

**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.W04291

## Near to amenities



**Pitch Fee: approx £573.91 per quarter**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

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

