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DORSET PARK HOMES

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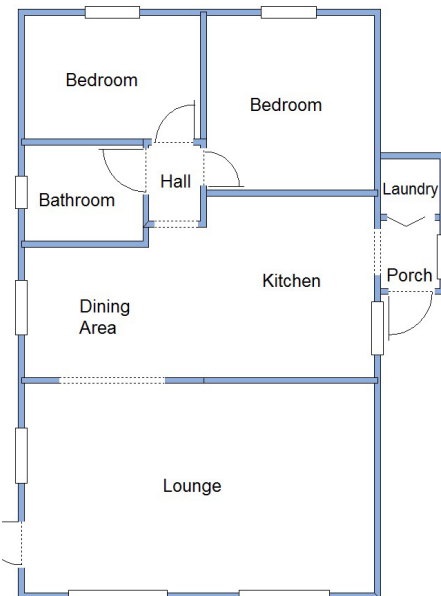
www.dorsetparkhomes.com

Telephone: 01202 877511

53 St Leonards Farm Park, Ringwood Road, West Moors, Dorset. BH22 0AQ



Beautifully Presented Throughout



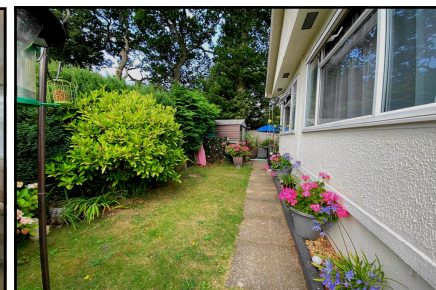
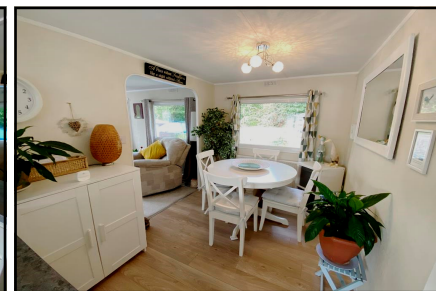
This drawing has been prepared for diagrammatic purpose only. Not to scale.

2-Bedroom Park Home - approx 32' x 20'

Accommodation & approximate room dimensions:

- **Porch:** Laundry cupboard with plumbing for washing machine & wall mounted combination gas boiler.
- **Kitchen/Diner:** approx 19'1" x 10'1" overall max. Superb new kitchen with good range of high gloss floor & wall cupboards. Built-in oven, hob & hood. Space for fridge/freezer. Ample space for dining suite.
- **Lounge:** approx 19'1" x 11'6". Door to garden.
- **Inner Hall**
- **Bedroom 1:** approx 9'7" x 9'3". Built-in wardrobe.
- **Bedroom 2:** approx 9'4" x 6'9".
- **Bathroom:** modern suite comprising Panelled bath. Vanity Wash basin & WC. Chrome heated towel rail
- **Gas Central Heating (New system 2020)**
- **PVCu Double-Glazing**
- **Delightful Private Garden with Metal Shed**
- **Allocated Parking for 1 car**
- **Age Restriction 55+ No Pets**
- **Delightful country style Residential Park near to major supermarkets & local amenities.**

Near to amenities



Price: £149,950

Pitch Fee: approx £186 per month (paid quarterly)

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.W04858

The recommended specialist in Park Home sales
Partner: Simon Dixon

