

**Head Office:**  
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Dorset. BH22 0JJ

# DORSET PARK HOMES

**DRAFT**

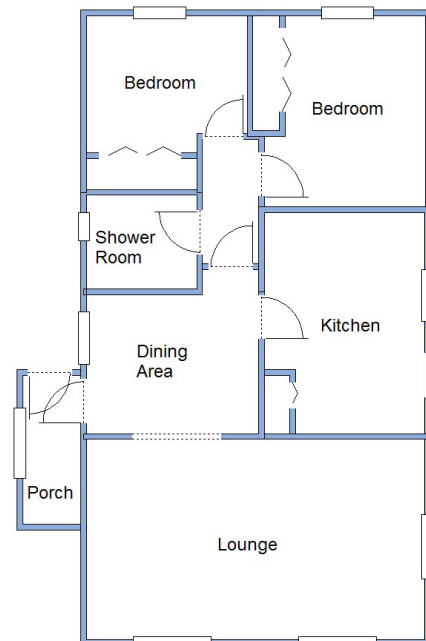
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

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



**Delightful Private Garden**



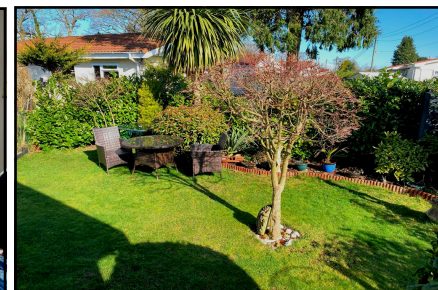
This drawing has been prepared for diagrammatic purpose only. Not to scale.

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

Accommodation & approximate room dimensions:

- Omar 'Southdown' 1987
- Entrance Porch: Laminate floor.
- Dining Area: approx 9'9" x 8'. Opening to:
- Lounge: approx 19'4" x 11'5". Vaulted ceiling. Gas fire with back boiler (untested).
- Kitchen: approx 12'9" x 9'2". Range of base & wall units. Cooker space. Space for tall fridge/freezer, washing machine, tumble dryer & dishwasher. Airing cupboard. Door to garden.
- Inner Hall
- Bedroom 1: approx 10'8" x 9'2". Fitted wardrobes
- Bedroom 2: approx 9'5" x 7'8" Plus fitted wardrobes
- Shower Room: Shower cubicle, wash basin & WC.
- Gas Central Heating (system untested)
- 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



**Pitch Fee: approx £588.30 per quarter**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price: £130,000**

**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.W04980

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

