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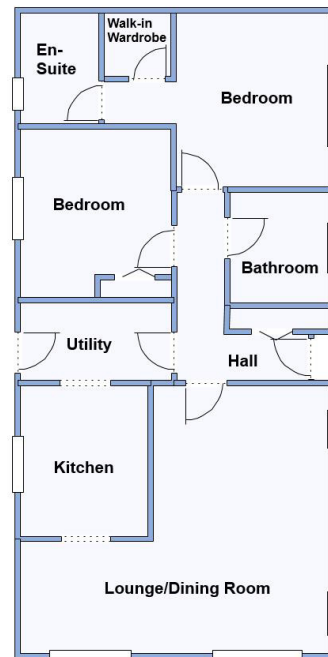
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**36 Bluebells Court, Organford Manor Country Park, Organford, Poole. BH16 6ES**



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

## 2-Bedroom Park Home - approx 40' x 20'

Accommodation & approximate room dimensions:

- **Entrance Hall:** Useful cloaks cupboard.
- **Kitchen:** approx 9'2" x 7'9". Range of floor and wall cupboards. Built-in oven, microwave, hob & cooker hood. Integrated dishwasher & fridge/freezer.
- **Utility Room:** approx 9'2" x 4'9". Integrated washing machine. Cupboard housing combination gas boiler.
- **Lounge/Dining Room:** approx 19'2" x 16'22 overall. Feature fireplace. Bay windows with field views.
- **Bedroom 1:** approx 10'7" x 9'4" Plus walk-in wardrobe.
- **Luxury En-Suite Shower Room.**
- **Bedroom 2:** approx 10'3" x 9'2" Fitted wardrobes.
- **Luxury Bathroom:** Panelled bath with shower over. Vanity wash basin & WC.
- **Gas Central Heating & PVCu Double-Glazing**
- **Delightful Patio Garden** with field views and a sunny aspect. Metal Shed.
- **Exceptional wide driveway** for Parking on Plot
- **Age Restriction 45+** Pets Considered
- **Beautifully maintained, gated Residential Park** with dog walking area. Semi-rural location near to Poole & Wareham.

## Beautiful Residential Park



**Pitch Fee: approx £68 per week incl Water & Sewerage**  
**Subject to Annual Review**  
**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

**Price: £250,000**

**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.W04749

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

