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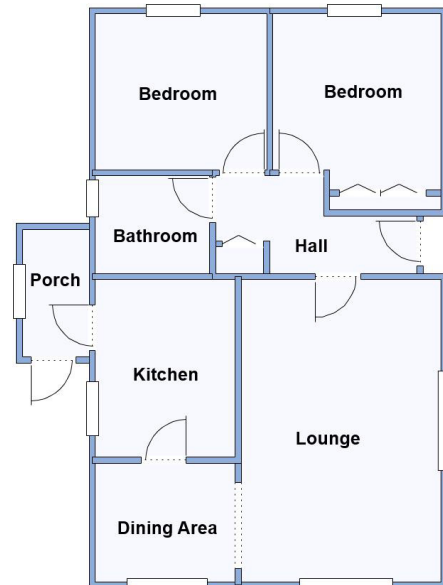
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**53 Pinehurst Park, West Moors, Ferndown, Dorset. BH22 0BP**



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

**Beautifully Presented Park Home on Exceptional Plot**

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

Accommodation & approximate room dimensions:

- Omar Park Home 1993
- Hall: Cupboard housing combination gas boiler (installed circa 2019).
- Kitchen: approx 9'9" x 7'9". Range of floor and wall cupboards. Space for cooker & tall fridge/freezer. Door to useful SIDE PORCH with plumbing for washing machine.
- Lounge: approx 16'9" x 11'. Feature fireplace & 2 bay windows.
- Dining Area: approx 7'9" x 6'7". Bay window.
- Bedroom 1: approx 9'4" x 9'3" Plus fitted wardrobes
- Bedroom 2: approx 9'6" x 8'8". Fitted wardrobe. Door to rear garden.
- Bathroom: Newly installed bathroom. Panelled bath with shower over & glass screen, vanity wash basin & WC. Heated towel rail.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Delightful Garden with Large Metal Shed
- Parking on Plot
- Age restriction 45 plus Pets considered
- Popular Residential Park near to local amenities

## Pet Friendly Park



**Pitch Fee: approx £230.14 per month**  
**Subject to annual review**  
**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price: £180,000**

**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.W04929

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

