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DORSET PARK HOMES

DRAFT

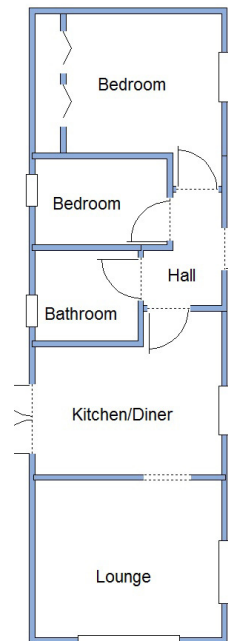
www.dorsetparkhomes.com

Telephone: 01202 877511

5 Knoll View, Gatemore Road, Winfrith Newburgh, Dorset. DT2 8LD



Modern, Well Presented Park Home in Quiet, Rural Setting—No Chain!



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

2-Bedroom Park Home - approx 38' x 12'

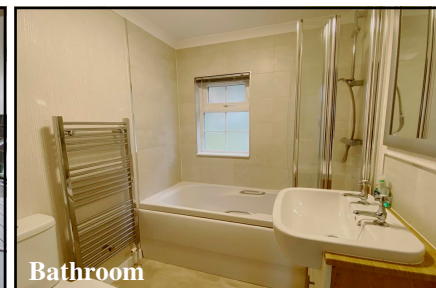
Accommodation & approximate room dimensions:

- Omar Middleton circa 2019
- **Kitchen/Diner:** approx 10'3" x 11'1" max. Range of floor & wall cupboards. Integrated fridge/freezer & washing machine. Built-in oven & hob with cooker hood over. Cupboard housing combination central heating boiler. Double doors to garden.
- **Lounge:** approx 11'1" x 9'5". Feature fireplace, bay windows & vaulted ceiling.
- **Bedroom 1:** approx 9'4" x 8'4" Plus wardrobes
- **Bedroom 2:** approx 8' x 5'2". Built-in wardrobe
- **Bathroom:** Panelled bath with thermostatic shower over & screen fitted. Vanity wash basin & WC. Chrome heated towel rail.
- Gas Central Heating (system untested)
- PVCu Double-Glazing & Highly Insulated Home
- Patio Garden with feature pergola
- Parking on Plot
- Age Restriction 50+ Pets Considered
- Well maintained Residential Park in Semi-Rural Location adjacent to protected heathland. Near to Jurassic coastline.

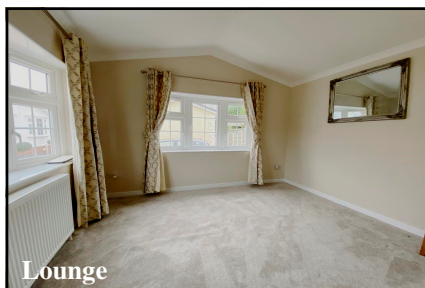
Small 'Pet Friendly' Park



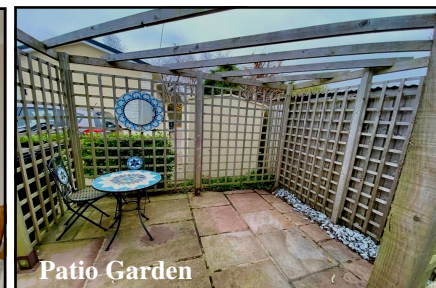
Kitchen/Diner



Bathroom



Lounge



Patio Garden

Price: £110,000

Pitch Fee: approx £225 per month

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.W04197

The recommended specialist in Park Home sales
Partner: Simon Dixon

