

**Head Office:**  
Dixon Kelley Estate Agents  
1 Penn Court  
Station Road, West Moors  
Dorset. BH22 0JJ

# DORSET PARK HOMES

**DRAFT**

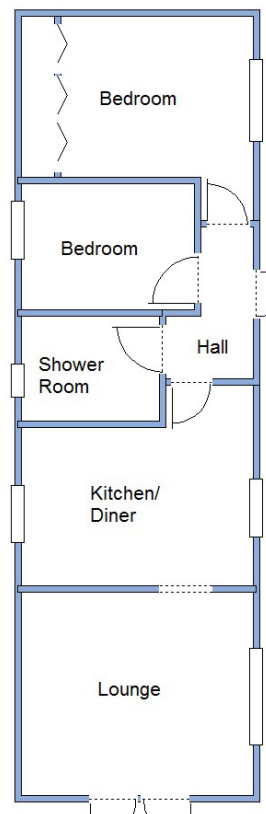
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**194 Pinehurst Park, West Moors, Ferndown. BH22 0BS**



**Modern Park Home with Raised Deck & Patio Garden**



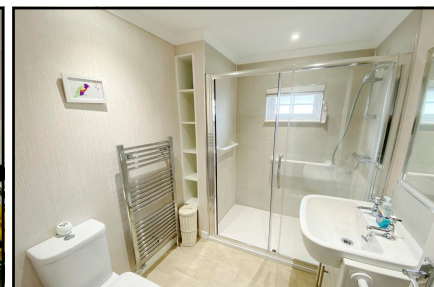
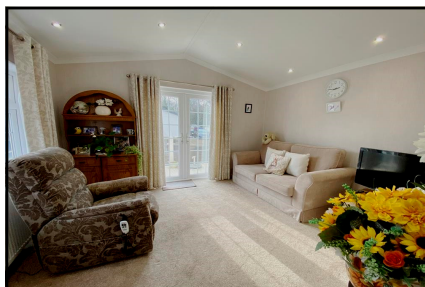
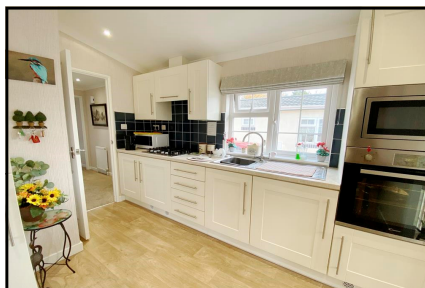
This drawing has been prepared for diagrammatic purpose only. Not to scale

## 2 Bedroom Park Home approx 42' x 13'

Accommodation & approximate room dimensions:

- Omar Middleton circa 2020
- Entrance Hall
- Kitchen/Diner: approx 10'9" x 12'1" max. Range of floor and wall cupboards. Built-in oven, microwave & hob with extractor fan over. Integrated fridge/freezer & washing machine. Cupboard housing combination gas boiler.
- Lounge: approx 12'1" x 10'8". Feature fireplace. Double doors to RAISED DECK.
- Bedroom 1: approx 10'5" x 8'5" Plus built-in wardrobes.
- Bedroom 2: approx 9'5" x 6'7". Built-in wardrobe.
- Luxury Shower Room: Large walk-in shower with thermo-static shower valve. Vanity wash basin & WC. Chrome heated towel rail.
- Gas Central Heating (system untested)
- PVCu Double-Glazing & LED Lighting throughout
- Delightful Patio Garden.
- Metal Shed with light & power
- Parking on Plot for 2 cars
- Substantial ramp for wheelchair access.
- Age Restriction 45+ Pets Considered
- Popular Residential Park near to local amenities.

## Popular 'Pet Friendly' Park



**Price £175,000**

**Pitch Fee: approx £319 per month including water**

**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.W04924

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

