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DORSET PARK HOMES

DRAFT

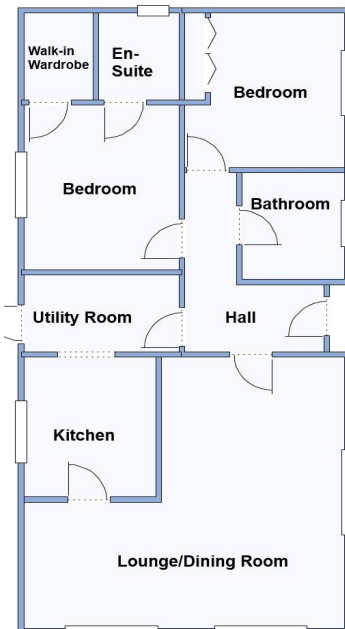
www.dorsetparkhomes.com

Telephone: 01202 877511

46 Tall Trees Park, Matchams Lane, Christchurch, Dorset. BH23 6TT



Spacious Modern Park Home



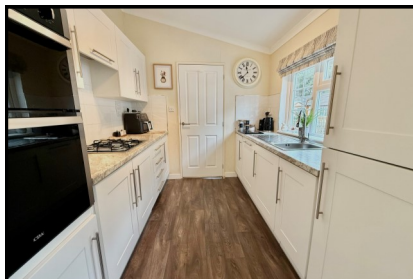
This drawing has been prepared for diagrammatic purpose only. Not to scale

2 Bedroom Park Home approx 40' x 20'

Accommodation & approximate room dimensions:

- Omar 'Regency' 2018
- Entrance Hall
- Lounge/Diner: approx 19' x 17'5". Bay windows and double aspect. Feature Fireplace & Vaulted ceiling.
- Kitchen: Range of floor and wall cupboards. Integrated fridge/freezer & dishwasher. Built-in high level double oven & gas hob with cooker hood over (untested). Vaulted ceiling.
- Utility Room: Built in washing machine. Cupboard housing Gas combination boiler. Door to rear garden and parking.
- Bedroom 1: approx 10'7" x 9'1". Walk-in wardrobe. Window to rear aspect.
- En-Suite Shower Room with wash basin & WC.
- Bedroom 2: approx 9'11" x 9'5". Fitted wardrobes.
- Bathroom: Panelled bath with shower attachment. wash basin & WC.
- Gas Central Heating (LPG Gas) & Double-Glazing
- Double length block driveway
- Sunny Patio Garden
- Age Restriction 45+ Not more than 1 Dog & Cat
- Communal Heated Outdoor Swimming Pool, Play-

Heated Swimming Pool



Price £185,000

**Pitch Fee: approx £474.65 per month including water & sewerage
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.W04973

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

