

**Head Office:**  
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# DORSET PARK HOMES

**DRAFT**

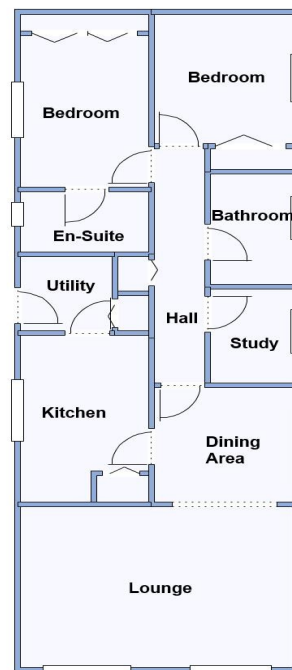
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**66 St Leonards Farm Park, Ringwood Road, West Moors, Dorset. BH22 0AQ**



**Spacious Park Home with Delightful Private Garden**



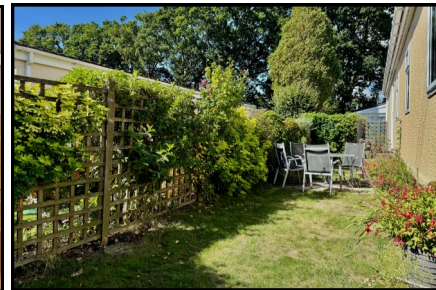
This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 2-Bedroom Park Home - approx 46' x 16'

**Accommodation & approximate room dimensions:**

- Lounge/: approx 15'4" x 11'2". 2 bay windows. Feature electric fireplace.
- Dining Area: Patio doors to garden. Ample space for dining suite.
- Kitchen: approx 12'4" x 9'7" max. Range of floor and wall cupboards. Built-in oven and gas hob with extractor fan above. Space for Tall fridge/freezer.
- Utility Room: Worktop, floor & wall units. Space for washing machine. Cupboard housing gas combination boiler.
- Study: 6'8" x 4'5" approx.
- Bedroom 1: approx 10'3" x 7'4" Plus built-in wardrobes.
- En-Suite Shower Room: Shower cubicle. Wash basin & WC.
- Bedroom 2: approx 8'8" x 7'5. Plus built-in wardrobes.
- Bathroom: Panelled bath. Pedestal wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Delightful Private Garden mainly laid to lawn. Metal shed.
- Allocated Parking
- Age Restriction 55+ No Pets
- Popular, well maintained Residential Park close to major supermarkets, local amenities & regular bus services.

## Close to shops & services



**Price: £175,000**

**Pitch Fee: approx £659.03 per quarter**

**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.W05116

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

