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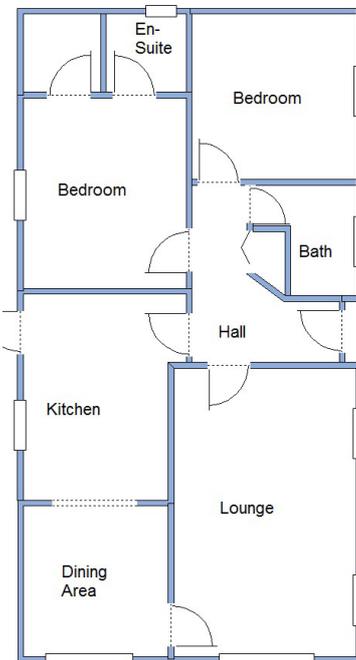
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**3a Pinehurst Park, West Moors, Ferndown, Dorset. BH22 0BW**



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

## 2 Bedroom Park Home approx 40' x 20'

Accommodation & approximate room dimensions:

- Homeseeker 'Cotswold Park Home
- Hall: Roof hatch with ladder. Cloaks cupboard.
- Kitchen: approx 12'3" x 9'7" max. Range of floor and wall cupboards. Fitted oven, hob and extractor hood & integrated fridge/freezer. Space for washing machine. Door to garden. Archway to:
- Dining Area: 8'10" x 8'6".
- Lounge: approx 17'1" x 10'9". Feature fireplace.
- Bedroom 1: 10'6" x 9'2". Plus walk-in Wardrobe.
- En-Suite Shower Room with thermostatic shower. Wash basin & WC.
- Bedroom 2: approx 9'9" x 9'8". Fitted wardrobes.
- Bathroom: Panelled Bath. Wash basin & WC.
- PVCu Double-Glazing
- Gas Central Heating (system untested)
- Private Garden with sunny aspect, Metal Shed and Bike Store.
- Parking on Plot for 2 cars
- Age Restriction 45+ Pets Considered
- Popular residential Park near to local amenities & regular bus services.

## Close to Amenities



**Pitch Fee: approx £273.61 per month including water**

**Subject to Annual Review**

**Council tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price £175,000**

**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.W05026

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

