

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

**Telephone: 01202 877511**

# DORSET PARK HOMES

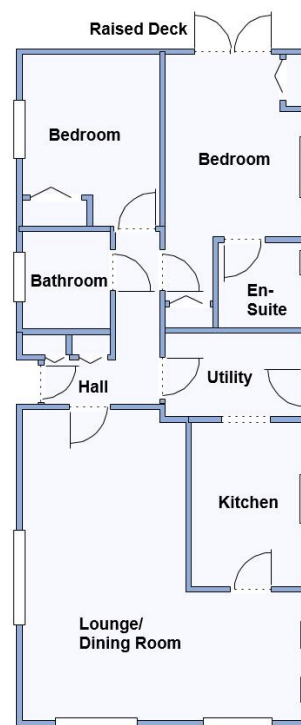
**DRAFT**

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

**1 Knoll View, Winfrith Newburgh, Dorset. DT2 8GL**



**Beautifully Presented Modern Park Home**



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

## 2-Bedroom Park Home - approx 42' x 18'

**Accommodation & approximate room dimensions:**

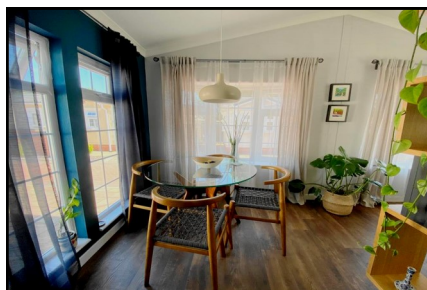
- Omar Middleton circa 2019 (5 years remaining on guarantee)
- Hall: Cloaks Cupboard. Linen cupboard.
- Kitchen: approx 10' x 6'9". Range of floor & wall cupboards. Integrated fridge/freezer & dishwasher. Built-in oven & hob with cooker hood over.
- Utility Room: Cupboard housing combination boiler. Integrated washing machine & tumble dryer.
- Lounge/Dining Room: approx 18' x 17' max overall. Vaulted ceiling & Bay windows.
- Bedroom 1: approx 11'1" x 8'3". Fitted wardrobes.
- En-Suite Shower Room
- Bedroom 2: approx 10'5" x 8'3". Fitted wardrobes.
- Bathroom: Panelled bath with thermostatic shower over & screen fitted. Wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Delightful Patio Garden & RAISED DECK
- Parking on Plot
- Age Restriction 50+ Pets Considered
- Well maintained Residential Park in Semi-Rural Location adjacent to protected heathland. Near to Jurassic coastline.

**Price: £180,000**

**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.W04653

## Stylish Interior Design



**Pitch Fee: Approx £220 per month**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

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

