

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

DORSET PARK HOMES

DRAFT

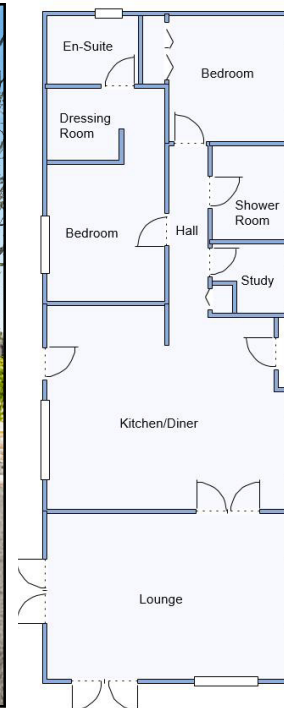
www.dorsetparkhomes.com

Telephone: 01202 877511

1 Heather Court, Organford Manor Country Park, Organford, Poole. BH16 6FJ



Exceptionally Spacious Park Home in Wonderful Position with Field Views



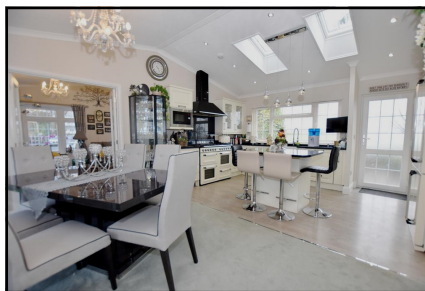
This drawing has been prepared for diagrammatic purpose only. Not to scale.

2-Bedroom Park Home - approx 52' x 22'

Accommodation & approximate room dimensions:

- **Kitchen/Diner:** approx 15'7" x 18'8". Range of floor and wall cupboards. Built-in Smeg range style cooker with extractor hood over. High level microwave. Integrated dishwasher, washing machine and tumble dryer. Smeg American style fridge/freezer. Boiler cupboard. 2 skylight windows. LED spot lights. Views over field. Door to large deck & garden
- **Lounge:** approx 18'8" x 12'9". Feature fireplace. Bay window. 2 sets of double doors to large Deck.
- **Inner Hall**
- **Study:** Fitted desk.
- **Bedroom 1:** approx 16'6" x 9'1" including large Dressing Room. Field views.
- **Luxury En-Suite Shower Room.**
- **Bedroom 2:** approx 9'9" x 9'1". Plus recessed triple wardrobe. Bay window.
- **Luxury Shower Room**
- **Gas Central Heating (system untested)**
- **PVCu Double-Glazing**
- **Garden laid to patio and raised deck to the rear.**
- **Parking on Plot**
- **Age Restriction 45+ Pets Considered**

Superb Kitchen/Diner



Price: £295,000

Pitch Fee: approx £273 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

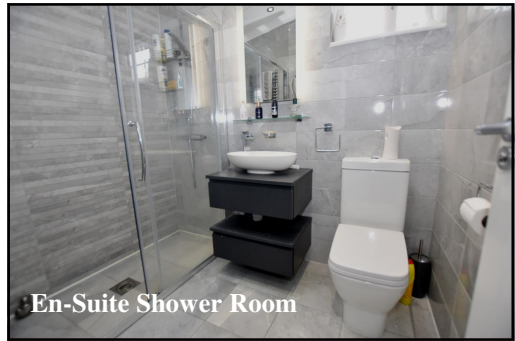
IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W04405

The recommended specialist in Park Home sales
Partner: Simon Dixon





Bedroom 1



En-Suite Shower Room



Bedroom 2



Shower Room



Omar 'Herritage' Park Home
Approx 52' x 22'
Manufactured 2018
High Quality Fixtures & Fittings
throughout
Vaulted Ceilings with LED lighting
& Sky Lights windows.
Large Deck with lovely outlook
Beautifully presented 'Gated'
Residential Park with wonderful
grounds including large dog walking
area, set in a semi-rural location
near to Poole & Wareham.