

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

# DORSET PARK HOMES

**DRAFT**

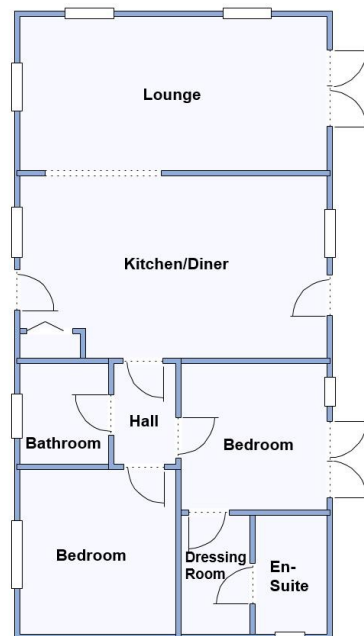
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**56 Holton Heath Park, Wareham Road, Poole, Dorset. BH16 6JS**



**Beautifully Presented Luxury Park Home**



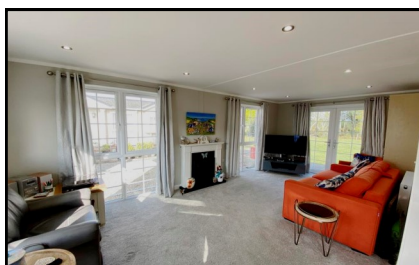
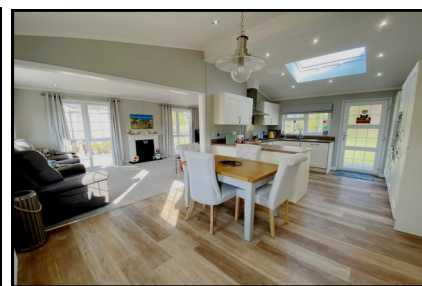
This drawing has been prepared for diagrammatic purpose only. Not to scale

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

**Accommodation & approximate room dimensions:**

- Tingdene 'Regency Classic' circa 2022
- Kitchen/Diner: approx 19' x 11'4". Range of wall & base units plus pull-out larder cupboard. High level double oven, gas hob & extractor hood. Integrated fridge/freezer, washing machine & dishwasher. Vaulted ceiling with sky light window & door to raised terrace with views.
- Lounge: approx 19' x 9'7". Feature fireplace and double doors to raised terrace with views.
- Bedroom 1: Approx 9'2" x 9'1. Doors to terrace.
- Dressing Room
- En-Suite Shower Room
- Bedroom 2: approx 10'3" x 9'2". Fitted wardrobes.
- Bathroom: Panelled bath, wash basin & WC.
- Gas Central Heating & PVCu Double-Glazing
- Private Patio Garden & Raised Terrace
- Parking on Plot for 2 cars. Garden Shed
- Age Restriction 50+ 1 cat permitted, no dogs
- Small Residential Park between the seaside resort of Poole & the historic town of Wareham.
- Stylish interior design with vaulted ceilings

## Delightful Views



**Price £200,000**

**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.W04768

**Pitch Fee: approx £237.37 per month**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

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

