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# DORSET PARK HOMES

**DRAFT**

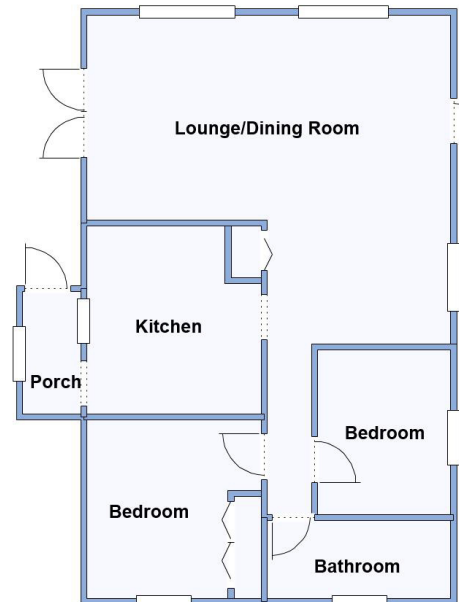
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**16 Wheatplot Park, Wimborne Road, Bournemouth, Dorset. BH10 7BN**



**Beautifully Presented Home backing onto Nature Reserve**



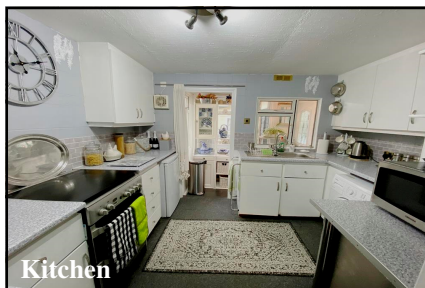
This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 2-Bedroom Park Home - approx 36' x 20'

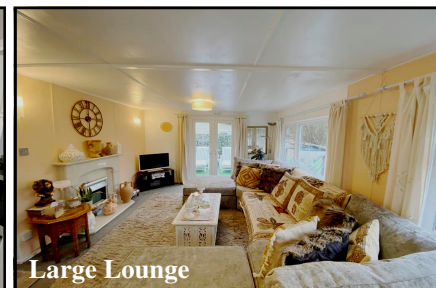
Accommodation & approximate room dimensions:

- Wonderland 'Shaftesbury' Park Home circa 1986
- Lounge/Dining Room: approx 19'7" x 18' max overall. Cupboard housing combination gas boiler. Double doors to Raised Deck. View over Nature Reserve.
- Kitchen: approx 10'3" x 9'4". Range of floor and wall cupboards. Cooker point. Space for fridge & freezer & washing machine.
- Side Porch: Door to garden.
- Bedroom 1: approx 9'9" x 9'6". Modern fitted wardrobes
- Bedroom 2: approx 9' x 7'3". Useful storage.
- Shower Room: Modern suite with large walk-in shower, vanity wash basin & WC. Chrome heated towel rail.
- Gas Central Heating (system untested).
- PVCu Double-Glazing
- Private Garden with raised DECK and paved patio area. Gate to nature reserve.
- Casual Parking
- Age Restriction 45+ Pets Considered
- Small Residential Park near to local amenities and within easy reach of Bournemouth town centre & award winning coast.

## Near to amenities



Kitchen



Large Lounge



Dining Area



View of Nature Reserve

**Price: £155,000**

**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.W04952

**Pitch Fee: approx £270 per month including water & sewerage  
Subject to Annual Review  
Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

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

