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# DORSET PARK HOMES

**DRAFT**

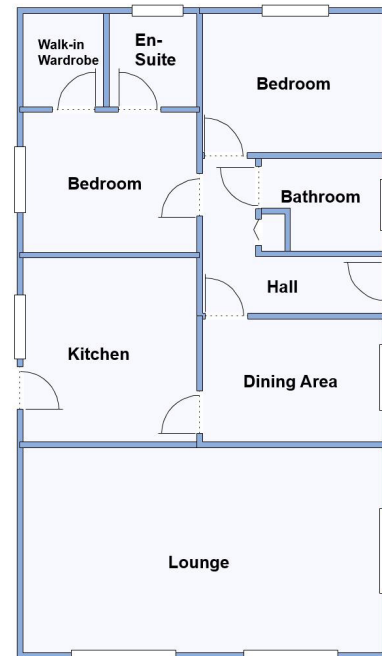
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**62 Pinehurst Park, West Moors, Ferndown. BH22 0BP**



**Spacious, 22' Wide Park Home with 2 Parking Bays**



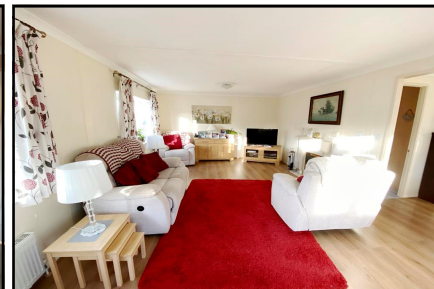
This drawing has been prepared for diagrammatic purpose only. Not to scale

## 2 Bedroom Park Home approx 38' x 20'

Accommodation & approximate room dimensions:

- Omar 'Oulton Excel' circa 2010
- Entrance Hall: cloaks cupboard
- Kitchen: approx 10'10" x 10'3". Range of floor and wall cupboards. Built-in oven & hob with extractor fan over. Integrated fridge/freezer, dishwasher & washing machine. Cupboard housing combination gas boiler. Door to garden.
- Dining Area: approx 10'8" x 7'3". Square archway to:
- Lounge: approx 21'3" x 12'1". Feature fireplace. 2-Bay windows.
- Bedroom 1: approx 10'3" x 8'2" Plus walk-in wardrobe.
- En-Suite Shower Room
- Bedroom 2: approx 10'4" x 8'4". Built-in wardrobes .
- Bathroom: Panelled bath. Pedestal wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Delightful Private Garden. Good-sized Shed.
- Parking on Plot for two cars
- Age Restriction 45+ Pets Considered
- Popular Residential Park near to local amenities.

## Popular 'Pet Friendly' Park



**Pitch Fee: approx £255.02 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.W04975

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

