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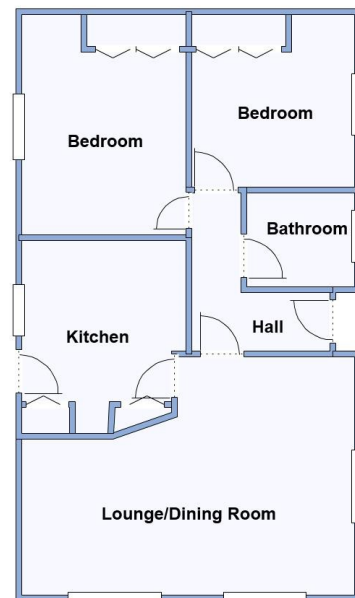
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**2a Stour Park, New Road, Bournemouth, Dorset. BH10 7DE**



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

## 2 Bedroom Park Home approx 34' x 20'

Accommodation & approximate room dimensions:

- Homeseeker 'Langdale Plus' 2001
- Entrance Hall
- Lounge/Dining Room: approx 19'5" x 14' overall. Feature fireplace. 3 bay windows.
- Kitchen: approx 11'2" x 9'6" max. Range of base & wall units. Built-in oven (installed 2023), hob & cooker hood. Space for tall fridge/freezer & washing machine. Cupboard housing modern combination gas boiler. Door to garden.
- Bedroom 1: approx 12'9" x 9'6" Built-in wardrobes.
- Bedroom 2: approx 10' x 9'5". Fitted wardrobes.
- Bathroom: Panelled bath. Wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Parking on Plot for 1 Car
- Private Garden with patio & lawn enjoying a sunny aspect. Metal Shed with electric & light.
- Age restriction 60+. No Pets Allowed
- Popular, well maintained Residential Park close to local amenities & with easy access to Bournemouth & Poole.

## Good location close to amenities



**Pitch Fee: Approx £205.65 per month including Water**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**      **Tenure: 1983 Mobile Homes Act Agreement**

**Price £165,000**

**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.W04548

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

