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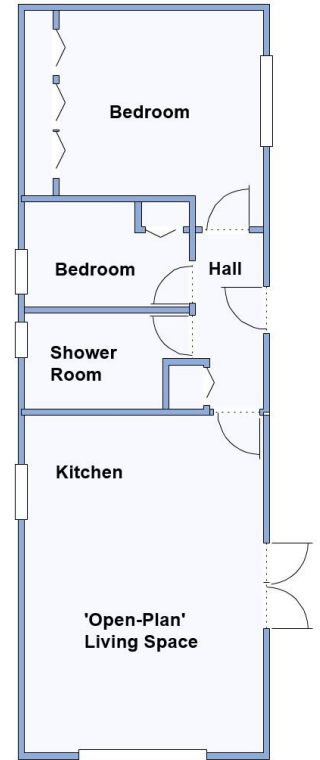
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

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



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

## Nearly New Park Home with Private Garden

**2 Bedroom Park Home approx 40' x 14'**

**Accommodation & approximate room dimensions:**

- Prestige 'Sonata' Park Home 2023
- Entrance Hall: Cupboard housing LPG gas boiler.
- 'Open-Plan Living Space: approx 18'3" x 12'11" Wall mounted electric fire. Double doors. Vaulted ceiling.
- Kitchen: Good range of base & wall units. Built-in oven, hob & cooker hood. Integrated fridge/freezer & washing machine.
- Bedroom 1: approx 11' x 8'10" Plus fitted wardrobe.
- Bedroom 2: approx 9' x 5'8". Fitted wardrobe.
- Bathroom: panelled bath with shower over & screen fitted. Wash basin & WC.
- Gas Central Heating & PVCu Double-Glazing
- Highly Insulated modern home.
- Parking on Plot & GARAGE
- Private Sunny Garden patio & lawn.
- Age restriction 60+. No Pets
- Well maintained Residential Park close to amenities & with easy access to Bournemouth & Poole.

## Close to Amenities



Fitted Kitchen



'Open-Plan' Living



Bedroom 1



Private Garden

**Pitch Fee: Approx £225.95 per month plus £9 Water per month**  
**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.W04903

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

