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Dorset. BH22 0JJ

# DORSET PARK HOMES

**DRAFT**

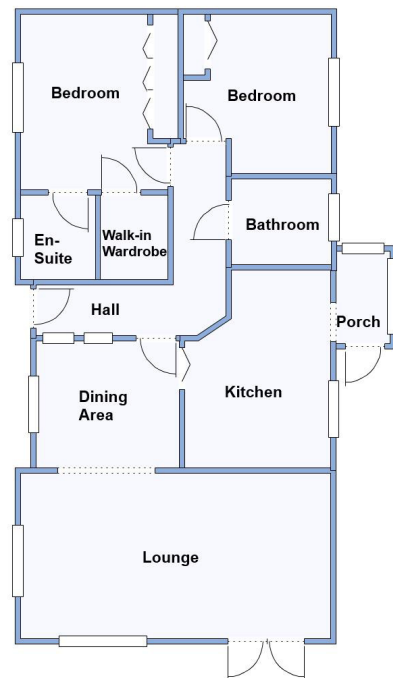
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

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



## Spacious Park Home with Delightful Garden



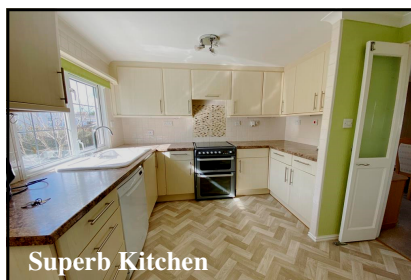
This drawing has been prepared for diagrammatic purpose only. Not to scale

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

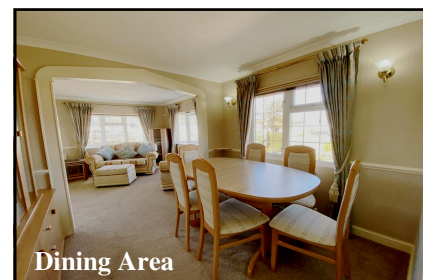
#### Accommodation & approximate room dimensions:

- Omar 'Sheringham' Park Home circa 2002
- Entrance Hall: Hatch to insulated roof space.
- Lounge: approx 19'5" x 10'6". A large bright room with 2 bay windows. Feature fireplace. Double doors to rear garden.
- Dining Area: approx 9'1" x 8'1"
- Kitchen: approx 12'6" x 9'3"max. Range of base & wall units. Fitted cooker. Space for tall fridge/freezer, dishwasher & washing machine. Cupboard housing combination gas boiler. Door to Porch.
- Bedroom 1: approx 11'2" x 9'2". Fitted wardrobe & dresser unit. Walk-in Wardrobe.
- En-Suite Shower Room.
- Bedroom 2: approx 10' x 9'4"max. Fitted wardrobe.
- Bathroom: Panelled bath. Pedestal wash basin & WC. Heated towel rail.
- Gas Central Heating & PVCu Double-Glazing
- Parking on Plot
- Delightful Garden with sunny aspect. Concrete Shed. Greenhouse.
- Age restriction 60+. No Pets
- Well maintained Residential Park close to amenities & with easy access to Bournemouth & Poole.

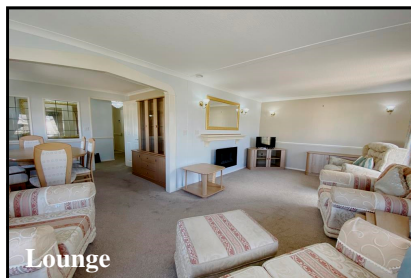
## Good location close to amenities



Superb Kitchen



Dining Area



Lounge



Sunny Garden

**Pitch Fee: Approx £196.65 per month plus £9 Water per month**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**      **Tenure: 1983 Mobile Homes Act Agreement**

**Price £225,000**

**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.W05009

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

