

**Head Office:**  
Dixon Kelley Estate Agents  
1 Penn Court  
Station Road, West Moors  
Dorset. BH22 0JJ

**Telephone: 01202 877511**

# DORSET PARK HOMES

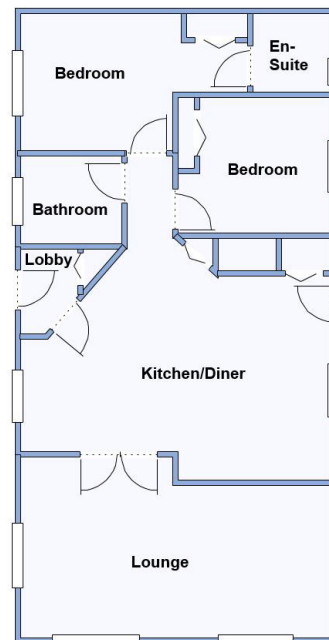
**DRAFT**

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

**12 Juniper Way, Deer's Court, Horton Road, Three Legged Cross, Wimborne. BH21 6FH**



**Spacious Modern Park Home on Newly Developed Park**



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

## 2-Bedroom Park Home - approx 42' x 20'

**Accommodation & approximate room dimensions:**

- Prestige 'Anthem' circa 2018
- Entrance Lobby: Cloaks cupboard.
- Lounge: approx 19'2" x 11'3" max. Feature fire-place & Bay windows.
- Kitchen/Diner: approx 19'2" x 15'2" max. Superb fitted kitchen with an excellent range of floor and wall cupboards. Built-in oven & hob with cooker hood over (untested). Integrated washing machine, dishwasher & fridge/freezer. Cupboard housing gas combination boiler. Door to garden.
- Bedroom 1: approx 13'4" x 8'8" max including Dressing Area with fitted wardrobes.
- En-Suite Shower Room
- Bedroom 2: approx 9'1" x 8'5". Fitted wardrobe.
- Bathroom: Panelled bath. Wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Small Garden with Patio Area & Metal Shed
- Parking on Plot
- Age Restriction 45+ Pets Considered
- Gated, Developing Residential Park set in 34 acres of private country park.

**Price: £200,000**

**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.W047778

## 'Pet Friendly' Park



**Pitch Fee: approx £260 per month including sewerage**  
**Subject to Annual Review**  
**Council Tax Band: 'B'**

**Tenure: 1983 Mobile Homes Act Agreement**

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

