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# DORSET PARK HOMES

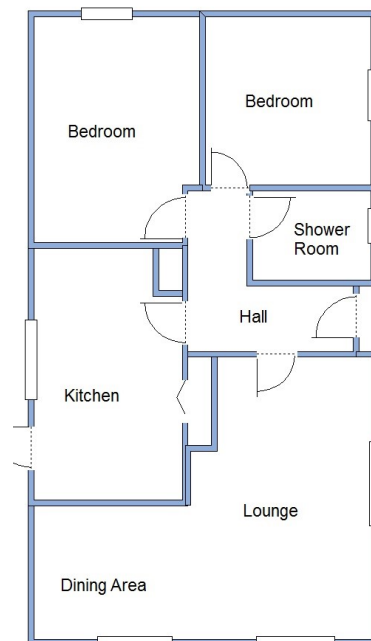
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[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**45a Selwood Park, Weymans Avenue, Kinson, Bournemouth. BH10 7JU**



**Popular 'Pet Friendly' Park**



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

## 2-Bedroom Park Home - approx 36' x 20'

Accommodation & approximate room dimensions:

- Homeseeker 'Grampian' Park Home circa 1989
- Entrance Hall: Cloaks cupboard
- Lounge/dining Room: approx 19'7" x 16'6" max overall. Feature fireplace. 2 Bay windows.
- Kitchen: approx 14'10" x 8'10". Good range of floor and wall cupboards. Cooker hood. Space for washing machine & tall fridge/freezer. Cupboard housing combination gas boiler. Door to garden.
- Bedroom 1: approx 13'2" x 9'6". Built-in wardrobes.
- Bedroom 2: approx 9'10" x 9'7". Built-in wardrobe.
- Shower Room: Shower cubicle with thermostatic shower. Wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Garden laid to lawn with Concrete Shed.
- Parking for 1 car
- Age Restriction 50+ 1 Pet Considered
- Popular, well maintained Residential Park close to Kinson Shopping Centre, local amenities & regular bus services.

## Close to Amenities



**Pitch Fee: approx £198.63 per month**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price: £150,000**

**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.W04892

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

