

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

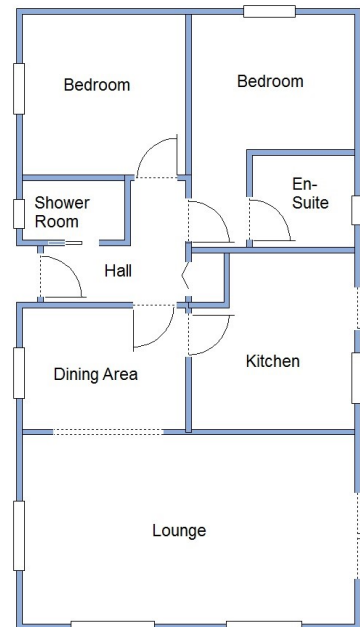
DORSET PARK HOMES

DRAFT

www.dorsetparkhomes.com

Telephone: 01202 877511

12a Lumby Park, Lumby Drive, Poulner, Ringwood. BH24 1JL



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

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

Accommodation & approximate room dimensions:

- Wessex 'Dorchester' 1994
- Entrance Hall: Airing cupboard
- Lounge/Dining Room: approx 19'6" x 11'2". Double doors with Juliet Balcony. Feature fireplace.
- Dining Area: approx 9'8" x 6'10"
- Kitchen: approx 10'4" x 9'4". Range of floor & wall cupboards. High level oven & hob. Space for fridge/freezer & washing machine. Cupboard housing combination gas boiler (untested). Door to garden.
- Bedroom 1: approx 13'9" x 9'7" overall max.
- En-Suite Shower Room: Modern white suite.
- Bedroom 2: approx 9'8" x 9'6"
- Shower Room: Shower cubicle with thermostatic shower. Wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Small Patio Garden.
- Parking on Plot
- Age Restriction 45+ Pets considered
- Small, Popular Residential Park in near to amenities.

Close to Local Amenities



Pitch Fee: approx £215.52 per calendar month

Subject to Annual Review

Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement

Price: £189,950

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.W04451

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

