

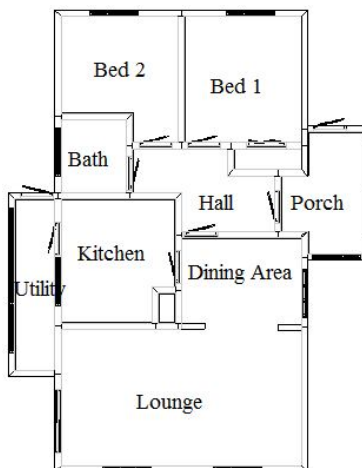
Head Office:
Dixon Kelley Estate Agents
1 Penn Court
Station Road, West Moors
Dorset. BH22 0JJ

Dorset Park Homes

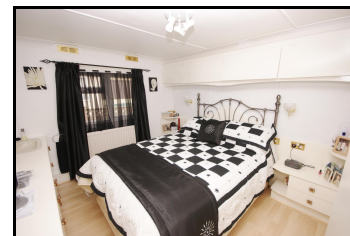


Telephone: 01202 877511

15 Wheatplot, Wimborne Road, Bournemouth, Dorset. BH10 7BN



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



2-Bedroom Wonderland Park Home approx 36' x 20' (1987)

- Entrance Porch & Hall
- Lounge & Dining Area
- Modern Kitchen
- Rear Porch/Utility Area
- 2-Double Bedrooms
- Modern Bathroom
- Gas Central Heating
- PVCu Double Glazing
- Garden. Patio/Deck Area
- Brick Driveway
- Age Restriction 40+
- Pets Considered

PITCH FEE: £ per calendar month inclusive of water and sewerage (subject to

PRICE £134,950

Approximate room dimensions and brief description:

- **ENTRANCE PORCH:** Oak floor. PVCu double glazed windows.
- **ENTRANCE HALL:** Double cloaks cupboard. Oak floor.
- **LOUNGE:** 19'8" x 11'3". Vaulted ceiling. Feature fireplace. Television aerial point. Patio doors to deck area and forest view. Cupboard housing combination gas boiler to serve domestic hot water and central heating system (system untested). Oak floor. PVCu double glazed bay window.
- **DINING ROOM:** 10'1" x 7'0". Radiator. PVCu double glazed window.
- **KITCHEN:** 10'3" x 9'4". Roll top work surfaces with inset 1.5 bowl sink unit having mixer tap fitted. Built in oven, hob and cooker hood over (appliances untested). Plumbing for dishwasher. Space for fridge/freezer. 7 base cupboards & 7 matching high level cupboards. Inset spot lights. Door to garden. PVCu double glazed window.
- **REAR PORCH/UTILITY:** Plumbing for automatic washing machine & tumble dryer. Door to garden.
- **BEDROOM 1: approx 10'6" x 9'8".** Fitted wardrobes & high level storage cupboards. Dresser unit with wash basin. 2 wall light points. Radiator. PVCu double glazed window.
- **BEDROOM 2: approx 9'8" x 8'1".** Fitted wardrobes, high level storage cupboards and dresser unit. Hatch to loft space. Laminate floor. Radiator. PVCu double glazed window.
- **BATHROOM:** Panelled bath with tiled surround, having mixer tap & shower attachment. Thermostat shower over (untested). Pedestal wash basin with mixer tap. Low level WC. Inst spot lights. Radiator. PVCu double glazed window.

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:W02728

The recommended specialist in Park Home sales
Proprietor: Simon Dixon