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Dorset Park Homes

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**18 Dewlands Park,
West Close, Verwood, Dorset. BH31 6PR**



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



2-Bedroom 'Prestige Sonata 11' Park Home approx 36' x 20' (2010)

- **Entrance Hall**
 - **Lounge/Dining Area**
 - **Superb Kitchen**
 - **2-Double Bedrooms**
 - **Modern Shower Room**
 - **Colour co-ordinated carpets, curtains and light fittings to all rooms**
 - **Integrated fridge/freezer, dishwasher and washing machine**
 - **Gas Central Heating**
 - **PVCu Double Glazing**
 - **Parking on pitch for 2 cars**
 - **Garden with metal shed**
 - **GARAGE**
 - **Pets Considered**
 - **Semi/Retirement Park 50+**
- Pitch fee: approx £169 per cal month**

Approximate room dimensions and brief description:

- **ENTRANCE HALL:** Cloaks cupboard. Airing cupboard. Hatch to roof. Radiator.
- **LOUNGE/DINING AREA:** approx 16'0" max x 19'4" max. Feature fireplace with electric fire fitted (untested). Television aerial point. PVCu double glazed bay windows. 2-double and 1 single radiator.
- **KITCHEN:** approx 12'5" max x 9'6" max. Roll top work surfaces with stainless steel sink unit. Integrated dishwasher. Integrated automatic washing machine. Integrated fridge/freezer. Built in oven, hob with extractor hood over (all appliances untested). Cupboards housing gas fired combination boiler serving central heating and domestic hot water (system untested). 4-base cupboards, nest of drawers and 9 high level cupboards. PVCu double glazed window and door to garden
- **BEDROOM 1:** approx 11'3" x 9'6". 2 double wardrobes. PVCu double glazed window. Radiator.
- **BEDROOM 2:** approx 9'6" x 9'4". Double wardrobe. PVCu double glazed window. Radiator.
- **SHOWER ROOM:** Large shower cubicle with Thermostatic shower unit over (untested). Vanity unit with wash basin. Low level WC. Extractor fan. PVCu double glazed window. Double radiator.
- **OUTSIDE:** Sunny rear garden. Laid to lawn. Metal Shed.
- **GARAGE:** Up & over door. Power and light.

PRICE £185,000

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:W02779

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

