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Dorset Park Homes

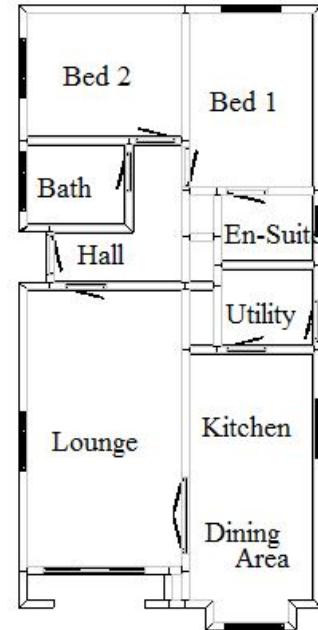


Telephone: 01202 877511

**44 St Leonards Farm Park
Ringwood Road, West Moors, Dorset. BH22 0AG**



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



2-Bedroom 'Stately Goodwood' Park Home approx 40' x 20' (approx 2008)

- **Entrance Hall**
 - **Lounge**
 - **Kitchen & Dining Area**
 - **Utility Room**
 - **2 Double Bedrooms**
 - **En Suite Shower Room**
 - **Bathroom**
 - **Gas Central Heating**
 - **PVCu Double Glazing**
 - **Allocated Parking**
 - **Garden**
 - **Near to Amenities/Shops**
 - **Semi/Retirement Park 55+**
 - **No pets**
- Pitch Fee: approx £403 per quarter**

PRICE £162,500

- **Approximate Room Dimensions and brief description:**
- **ENTRANCE HALL:** Cloaks cupboard. Linen cupboard with radiator. Radiator. Hatch to loft.
- **LOUNGE:** 19'0" x 10'7". Feature fireplace with electric coal effect fire fitted (untested). Telephone point. Television aerial point. 2 wall light points. Coved ceiling. Dado rail. PVCu double glazed windows and sliding patio doors to garden. Double doors to:-
- **DINING AREA:** 10'0" x 8'6". Recessed alcove. Radiator. PVCu double glazed bay window.
- **KITCHEN:** 8'6" x 8'3". Roll top work surfaces with inset 1.5 bowl sink unit. Integrated dishwasher and built in fridge/freezer (appliances untested). High level oven, hob & extractor hood over (appliances untested). 6 base cupboards & 3 matching high level units.
- **UTILITY ROOM:** Roll top work surfaces with inset stainless steel sink unit. Base & wall cupboards. Automatic washing machine (untested). Cupboard housing gas fired boiler to serve domestic hot water and central heating system (system untested). Broom cupboard. Radiator. PVCu door.
- **BEDROOM 1:** 12'0" x 9'4". 2 double wardrobes, bedside cabinet, dressing table & window seat with chest of drawers. Radiator.
- **EN SUITE SHOWER ROOM:** Fully tiled corner shower. Pedestal wash basin. Low level WC. Radiator.
- **BEDROOM 2:** 9'8" x 8'6". Built in double wardrobe & bedside cabinets. Radiator. PVCu double glazed window
- **BATHROOM:** Panelled bath. Wash basin with vanity unit under. Close coupled WC. 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:W02656

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

