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# Dorset Park Homes

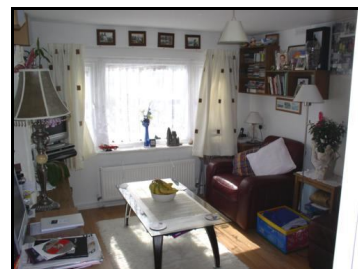


**Telephone: 01202 877511**

## 63 Selwood Park Weymans Avenue, Kinson, Bournemouth BH10 7JX



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



### 1-Bedroom Park Home – approx 36' x 12'

- Entrance Hall
- Lounge
- Kitchen
- 1-Bedroom
- Shower Room
- Gas Central Heating
- PVCu Double Glazing
- Allocated Parking
- Garden. Shed
- Semi/Retirement Park
- No Pets Allowed

**Pitch Fee: approx £105.00 per month**  
**(subject to annual review).**  
**Water approx £23.10 per month**

- **Approximate room dimensions and brief description::**
- **ENTRANCE HALL:** Radiator.
- **LOUNGE:** 11'8" x 9'8". Laminate floor. Telephone point. Television aerial point. Sky satellite connection. Double radiator. PVCu door to garden. PVCu double glazed window.
- **KITCHEN:** 7'10" x 9'8". Roll top work surfaces with inset stainless steel sink unit. Plumbing for automatic washing machine. 4-base cupboards and 2-nest of drawers. 7-wall cupboards. Wall mounted combination gas fired boiler serving central heating and domestic hot water (system untested). Extractor fan. Radiator. Gas cooker and fridge/freezer included in the sale. (All appliances untested). PVCu double glazed window.
- **BEDROOM:** 10'7" max x 9'8" max. Double radiator. Television aerial connection point. PVCu double glazed window.
- **SHOWER ROOM:** Shower cubicle with shower unit having additional body jets. Vanity unit with cupboard below. Low level WC. Fitted storage shelving. Radiator. PVCu double glazed window.

**PRICE: £65,950**

**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.W02447

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