

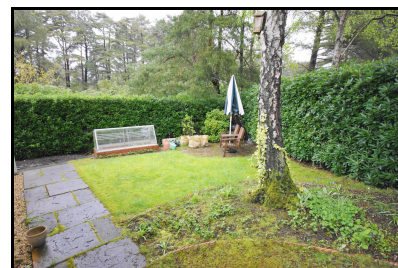
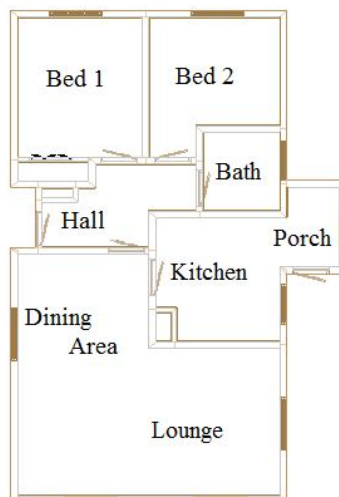
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Dorset. BH22 0JJ

Dorset Park Homes



Telephone: 01202 877511

**8 Pans Corner, Lone Pine Park,
Lone Pine Drive, Ferndown, Dorset. BH22 8NG**



**2-Bedroom Park Home approx 36' x 20'
with Views over Golf Course**

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

- **Porch**
- **Entrance Hall**
- **Lounge & Dining Area**
- **Modern Kitchen (installed 2010)**
- **2-Double Bedrooms**
- **Bathroom**
- **Gas Central Heating**
- **PVCu Double Glazing (2010)**
- **Garage & Driveway**
- **Wonderful Secluded Garden**
- **VIEWES OVER GOLF COURSE**
- **Water Feature, Outside lighting. Shed**
- **New Roof 2010**
- **Exterior Re-Textured & Painted 2010**
- **Age Restriction 60+**
- **No Pets Allowed**

Approximate room dimensions and brief description:

- **PORCH**
- **ENTRANCE HALL:** Double cloaks cupboard. Radiator.
- **LOUNGE/DINING ROOM: 18'5" x 19'8" max overall.** Feature fireplace. Television aerial point. 4 radiators. 2 wall light points. Cupboard housing modern gas fired combination boiler (installed 2007). 3 PVCu double glazed bay windows with views over Ferndown golf course.
- **KITCHEN: 10'3" x 9'5".** Roll top work surfaces with stainless steel sink unit having mixer tap fitted. 6 base cupboards & nest of drawers. Built in gas Hot-point double oven (untested) with cupboard below and above. Indesit gas hob with cooker hood over (untested). Plumbing for automatic washing machine. 7 matching high level cupboards. Space for tall fridge/freezer. Modern electric consumer unit (2010) PVCu double glazed window,
- **BEDROOM 1: 12'6" max x 9'8".** Triple wardrobe, long dresser unit with inset wash basin. Double radiator. PVCu double glazed window with views to wooded copse. TV & Telephone point.
- **BEDROOM 2: 9'8" x 8'2".** Triple wardrobe with adjoining dresser unit. Telephone point. Radiator. PVCu double glazed window with view of wooded copse.
- **BATHROOM:** Panelled bath with Triton shower unit (2010) over and screen fitted. Pedestal wash basin. Low level WC. Shaver point. Radiator. PVCu double glazed window

Pitch Fee: approx £125.45 per month

PRICE £139,950

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:W02765

The recommended specialist in Park Home sales
Proprietor: Simon Dixon