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DORSET PARK HOMES

DRAFT

www.dorsetparkhomes.com

**12 Selwood Park, Weymans Avenue, Kinson,
Bournemouth. BH10 7JU**



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

2-Bedroom Park Home - approx 40' x 12'

Accommodation & approximate room dimensions:

- Stately Albion 'Tredegar' Park Home circa 2008
- Entrance Hall: Linen cupboard
- Kitchen/Diner: approx 11'4" x 7'6". Range of floor and wall cupboards. Built-in oven, gas hob & hood. Space for washing machine & tall fridge/freezer. Cupboard housing combination gas boiler. Space for dining suite. Opening to:
- Lounge: approx 11'7" x 11'4". Feature electric fireplace. Bay window & door to garden.
- Bedroom 1: approx 9'5" x 7'9" Plus built-in wardrobes.
- Bedroom 2: approx 8'4" x 7'6". Built-in wardrobe & high level storage cupboards.
- Shower Room: Shower cubicle with thermostatic shower. Wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Garden: Predominantly laid to lawn with small patio area. Concrete Shed.
- Parking for 1 car
- Age Restriction 50+ 1 Pet Considered
- Popular, well maintained Residential Park close to Kinson Shopping Centre, local amenities & regular bus services.
- No Chain!

Price: £99,950

Close to Amenities



Kitchen



Dining Area



Lounge



Garden

**Pitch Fee: approx £278.14 per month Plus Water Charge £10.70
Subject to Annual Review
Council Tax Band: 'A'**

Tenure: 1983 Mobile Homes Act Agreement

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.W05342

The recommended specialist in Park Home sales
Partner: Simon Dixon

