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Dorset. BH22 0JJ

# DORSET PARK HOMES

**DRAFT**

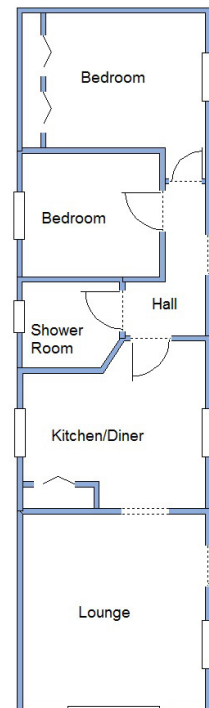
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**32 Lumby Park, Lumby Drive, Poulner, Ringwood. BH24 1JL**



**Small, 'Pet Friendly' Residential Park**



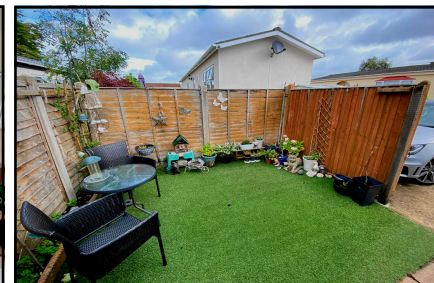
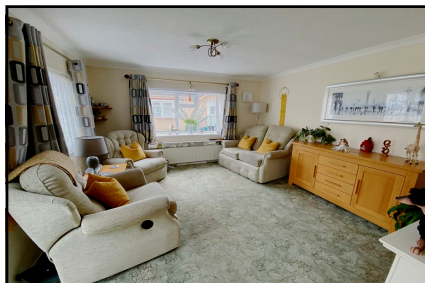
This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 2-Bedroom Park Home - approx 42' x 12'

Accommodation & approximate room dimensions:

- Omar Park Home circa 2007
- Entrance Hall
- Kitchen/Diner: approx 11'5" x 10'11" max. Range of floor & wall cupboards. Built-in high level oven & hob with cooker hood over. Space for fridge/freezer & washing machine. Cupboard housing combination gas boiler.
- Lounge: approx 12'3" x 11'5". Door to garden. Bay window & feature fireplace.
- Bedroom 1: approx 9'10" x 8'6" Plus fitted wardrobes.
- Bedroom 2: approx 8'7" x 7'9". Fitted wardrobes.
- Shower Room: Modern wet room style shower with thermostatic shower. Wash basin & WC. Chrome heated towel rail.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Small low maintenance Private Garden
- Parking on Plot
- Age Restriction 45+ Pets considered
- Small, Popular Residential Park in near to amenities & New Forest walks.

## Close to Local Amenities



**Pitch Fee: approx £235 per calendar month**

**Subject to Annual Review**

**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

**Price: £149,950**

**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.W04641

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

