



56 Lady Bailey Park, Winterborne Whitechurch, Dorset, DT11 0HS



A 2 bedroom detached static Park Home situated on this favoured park for the over 55's.

LOUNGE/DINER 18'7 x 14'4 (5.66m x 4.37m) max
 Double aspect windows to front and side, electric fire in Victorian style surround.

KITCHEN 10'4 x 9' (3.15m x 2.74m)
 Window to side aspect, further glazed door to side. A range of modern base and wall units providing cupboard and drawer storage, curved worksurface with complimentary tiled splashbacks, stainless steel single drainer sink unit, Hotpoint Calor gas cooker, space for fridge freezer, space and plumbing for washing machine, extractor fan, vinyl flooring.

PORCH
 With ramp to rear garden, windows to front and side, polycarbonate roof, door to front.

BATHROOM
 Frosted window to side aspect, white coloured suite comprising panel bath with Triton electric shower above, pedestal wash hand basin, low level WC, airing cupboard with combi calor gas fired boiler. Vinyl flooring.

INNER HALLWAY
 Cloaks cupboard, wall mounted thermostat, smoke alarm.

BEDROOM 1 9' x 8'2 (2.74m x 2.49m)
 Window to side aspect, built-in wardrobes with drawers.

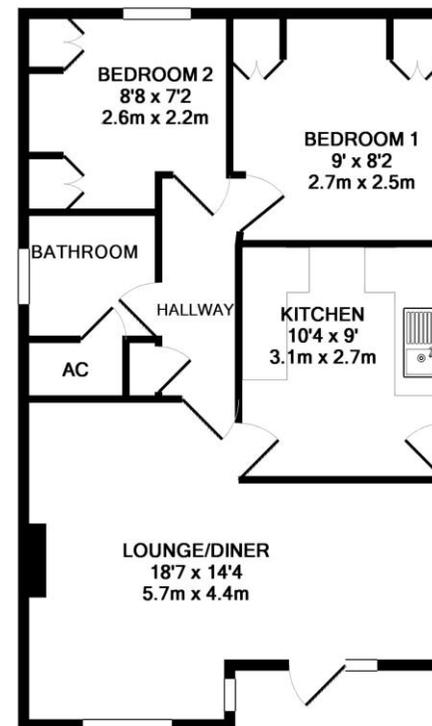
BEDROOM 2 8'8 x 7'2 (2.64m x 2.18m)
 Window to rear aspect, with built-in wardrobes with drawers.

Garden is predominately bounded by fencing with large paved patio area adjacent to rear. Further grassed area with shrub borders. Driveway with parking for 1/2 vehicles.

- Pitch Fee - £48 per week



£120,000 Licence



TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC Rating - N/A

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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