



AUSTIN 
ESTATE AGENTS

Hardy Country Park

Dorchester

Dorset

DT2 9DS

Guide Price £80,000

SUMMARY

- Well Presented Park Home
- Beautiful Countryside Views
- Two Double Bedrooms
- Fitted Kitchen & Separate Utility Area
- Light & Airy Lounge / Diner
- Bathroom & En-Suite Shower Room
- Double Glazing & Gas Central Heating
- Wrap Around Gardens
- Short Drive to the Shops & Amenities of Poundbury & Dorchester
- No Onward Chain





SUMMARY OF ACCOMMODATION

Entrance Hallway

Lounge 19' 7" max x 15' 6" max (5.96m max x 4.72m max)

Kitchen 9' 4" x 9' 7" (2.84m x 2.92m)

Utility Room 6' 6" x 5' 3" (1.98m x 1.60m)

Bedroom One 9' 9" x 9' 7" (2.97m x 2.92m)

En Suite Shower Room

Bedroom Two 11' 5" x 9' 7" (3.48m x 2.92m)

Bathroom

OUTSIDE

Wrap Around Gardens

THE PROPERTY

We are delighted to offer to the market this well presented park home, boasting beautiful countryside views and situated a short drive of both Poundbury and Dorchester. It is offered for sale with no onward chain. The accommodation comprises a lounge / diner, fitted kitchen, utility room, two double bedrooms, en-suite shower room and bathroom with well maintained, wrap around gardens.

Access is gained into the entrance hallway with doors to the lounge / diner, kitchen, two bedrooms, family bathroom and generous storage cupboard. The lounge / diner is a generous size with triple aspect windows, vaulted ceiling and a feature electric fireplace. The kitchen comprises a range of wall and base level units, with an integral electric oven, gas hob and extractor fan as well as space for additional domestic appliances. A utility room with plumbing for a washing machine, extra storage cupboards and access to the rear of the property

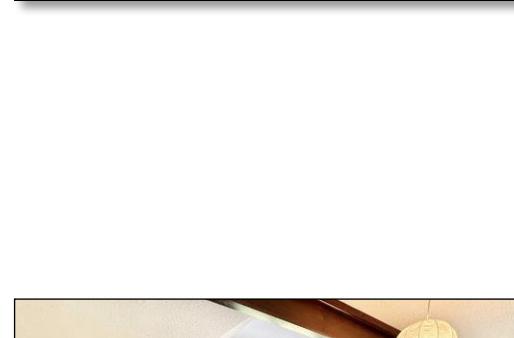
This lovely park home enjoys two double bedrooms with the main bedroom benefiting from a built in wardrobe and a modern en suite shower room comprising corner shower cubicle, pedestal wash hand basin and low-level WC. The second bedroom is also a generous size with a double glazed window to the front aspect. The bathroom features a modern suite of a panelled bath with shower over, pedestal wash hand basin and low-level WC.

Around the outside of the park home are wrap around gardens which are predominately laid to lawn with a hardstanding area and large storage shed. Beautiful countryside views can be enjoyed from the garden and inside this property.

Hardys Country Park is set within a semi rural location, a short drive away from the amenities of Poundbury with amenities including a supermarket, restaurants, bistros, coffee shops, beauty salons, luxury spa, shops, hairdressers, dentists, medical centre and garden centre. The Great Field offers an excellent recreational space. Further on, Dorchester boasts excellent shopping, restaurants, public houses and amenities including cinemas, museums and leisure centre. Additionally, Dorchester has train links to London Waterloo, Bristol Temple Meads and regular bus routes to adjoining towns.

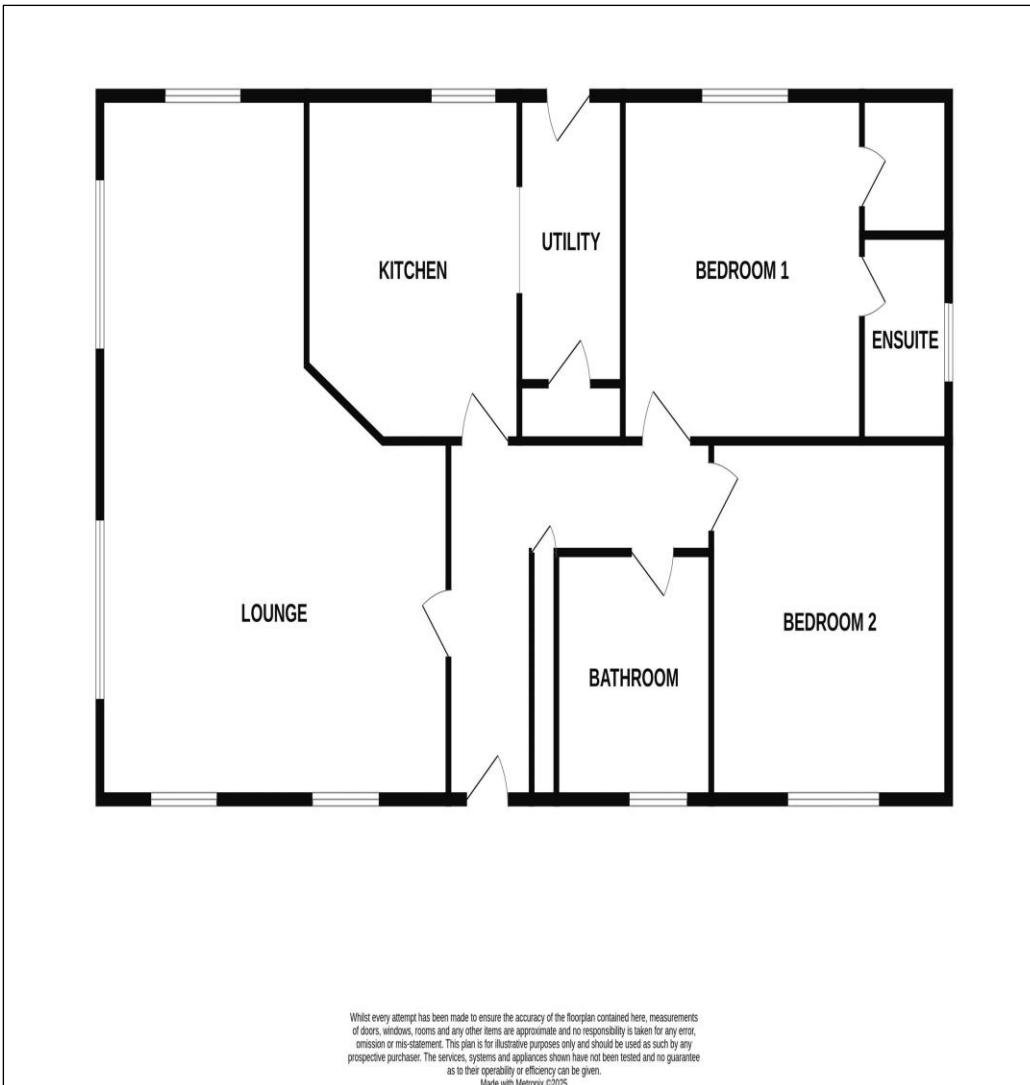
For further information on this fantastic park home, please call Austin Estate Agents.

We are informed that there is a monthly pitch fee of £364.00.



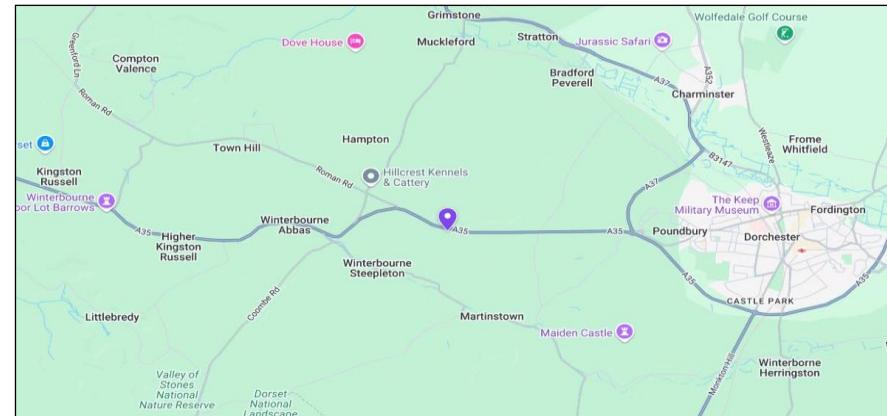


FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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LOCATION:



COUNCIL TAX RATING: A TENURE: Leasehold

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.