



3 Pinewood Retreat, Sidmouth Road, Rousdon,
Lyme Regis, DT7 3RD

PRICE £85,000
TENURE Leasehold



A very-well presented two bedroom lodge currently utilised as a successful holiday let situated on the popular Pinewood Retreat.

- Detached lodge
- Two bedrooms
- Open-plan living accommodation
- All year occupancy
- Electric heating & Upvc double glazing
- South-facing sun terrace
- Successful holiday let
- Indoor & outdoor swimming pool
- Attractive site with well maintained communal areas
- NO ONWARD CHAIN



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INTRODUCTION

This is a very well presented, two bedroom holiday lodge occupying the peaceful yet highly convenient Pinewood Retreat Holiday Park. The site is open 12 months of the year and is nestled in the rolling countryside between the borders of Devon and Dorset, with the Jurassic Coast being just 3-4 miles away. Pinewood Retreat facilities include; use of an indoor/outdoor swimming pool, off-road guests/owners park, a main reception and acres of communal grounds. The accommodation brief comprises, open-plan living/dining/kitchen, two double bedrooms, bathroom and sun terrace.

SUN TERRACE

South-facing decked area. Storage cupboard housing the hot water tank. Personal front door leading to:

OPEN-PLAN LIVING/DINING AREA 14' 7" x 10' 5" (4.45m x 3.18m)

Dual aspect to front and side with Upvc double glazing, electric wall mounted heater, inset spotlighting, loft hatch.

KITCHEN 6' 8" x 6' 3" (2.04m x 1.92m)

Fitted with a range of modern white units comprising roll top worksurface, drawer units, cupboard units, eye-level wall units, stainless steel sink unit with mixer tap and drainer, integral oven, induction hob with extractor hood over, built-in microwave, built-in fridge. Attractive tiled splashbacks. Upvc double glazing to front aspect.

BEDROOM ONE 9' 4" x 8' 0" (2.85m x 2.46m)

Upvc double glazing to side aspect, electric wall mounted heater. Built-in cupboard.

BEDROOM TWO 8' 0" x 7' 4" (2.46m x 2.25m)

Side aspect with Upvc double glazing, electric wall mounted heater. Built-in storage cupboard.

BATHROOM 7' 8" x 6' 2" (2.36m x 1.89m)

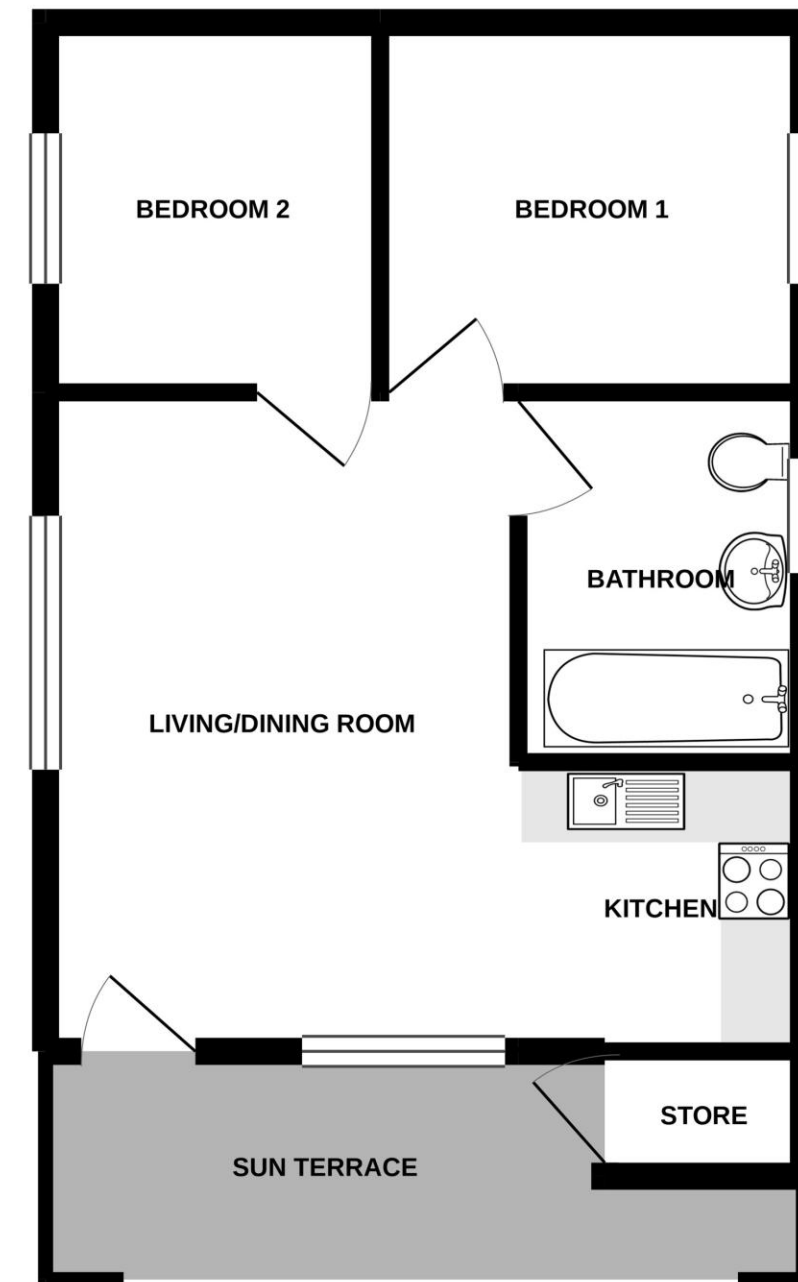
A white suite comprising panelled bath with mixer taps, shower attachment over and glazed screen. Low level WC, pedestal wash hand basin, ceramic surrounds, heated ladder style towel rail. Obscure Upvc glazed window.

AGENTS NOTES

The lodge can be used as an additional residence/second home throughout the year. Commercial holiday letting is also permitted through Lyme Bay Holidays for which there is an additional charge.

FLOORPLAN:

GROUND FLOOR



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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