



DAVID PLAISTER
PROPERTY AGENTS · SALES & LETTINGS · AUCTIONEERS

**The Laurels 9 Sidmouth Road
Lyme Regis, DT7 3RD**

£74,995

A fantastic opportunity to acquire a second home or holiday home in a setting which boasts peace and tranquillity. The Laurels 9 is a lovely, cosy holiday home with lots of natural light and a stylish electric fire to keep you warm on colder days. This brand new 2021 model has lovely front opening French doors so you can sit back and soak up the stunning Park views. Pinewood is a small, family run park located in a secluded semi-rural setting, surrounded by the superb Devon countryside and excellently situated for touring. The park is close to Dorset, which is almost wholly designated an Area of Outstanding Natural Beauty, and approximately three miles from the resorts of Lyme Regis and Seaton.



- A brand new, luxurious, two bedroom holiday lodge with open plan living areas
- Located within reach of the sought-after seaside town of Lyme Regis and Jurassic Coastline
- 12 month licence for holiday use and protected by a 10 year warranty
- Positioned within the well-established Pinewood Retreat
- Access to two fantastic indoor and outdoor heated swimming pools
- Fully integrated appliances

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ACCOMMODATION

Build Quality

Vaulted ceilings throughout Steel pantile peaked insulated roof Winter additional floor insulation LED lights

Living/Dining Area

Panoramic front opening patio doors Generous lounge seating area Sofa pull out bed Modern electric fire USB charging point Free standing coffee and dining tables, plus seating

Kitchen

Cooker & externally vented cooker hood with light Kitted out high specification kitchen Fully integrated appliances including dishwasher, microwave, fridge and freezer

Bedrooms

En-suite to double bed master Spacious twin bedroom USB charging points in both rooms

Bathroom

Built in spacious shower cubicle Close-coupled ceramic toilet with dual flush Extractor fan







MONEY LAUNDERING REGULATIONS 2007 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.

CONSUMER PROTECTION REGULATION 2013. 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. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.