



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



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## **Pinewood Retreat Sidmouth Road, Rousdon Lyme Regis**

Fox & Sons are delighted to present to the market this detached timber clad three-bedroom Lodge boasting beautiful countryside views, occupying a quiet and peaceful position within 'Pinewood Retreat'. The Lodge stands within well maintained lawned communal gardens with parking.

### **Front Decking**

Enclosed timber decking with seating area, gravelled driveway and parking

### **Open Plan Lounge/Kitchen**

19' 3" x 13' 4" ( 5.87m x 4.06m )

Lounge area:

uPVC double glazed windows to side aspect, uPVC double glazed double doors leading to front decking, timber clad walls and vaulted ceiling, ceiling light points, radiator

Kitchen area:

uPVC double glazed window to front aspect, timber clad walls and vaulted ceiling, mixture of wall and base units with wood effect worktops over, tiled splash back, one and a half bowl drainer sink, intergrated fridge/freezer and electric cooker, gas hob with cooker hood over, boiler housed in cupboard, ceiling light point, radiator, dining space

### **Inner Hallway**

Doors leading to principle rooms, timber clad walls and ceiling, ceiling light point

### **Bedroom 1**

9' 9" x 9' 4" ( 2.97m x 2.84m )

uPVC double glazed window to rear aspect with far reaching countryside views, timber clad walls and vaulted ceiling, fitted bedroom furniture, ceiling light point, radiator

### **Bedroom 2**

9' 4" x 9' 9" ( 2.84m x 2.97m )

uPVC double glazed window to rear aspect with far reaching countryside views, timber clad walls and vaulted ceiling, ceiling light point, radiator

### **Bedroom 3**

7' 5" x 6' 5" ( 2.26m x 1.96m )

uPVC double glazed window to side aspect, timber clad walls and vaulted ceiling, ceiling light point, radiator

### **Bathroom**

uPVC double glazed opaque window, panelled bath, separate shower cubicle, low level WC, hand wash basin, ceiling light point, heated towel rail, waterproof wall panels

### **Separate W.C**

uPVC double glazed opaque window, low level WC, hand wash basin, ceiling light point

### **Back Garden**

Lawn area with shed and far reaching countryside views





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## Pinewood Retreat Sidmouth Road, Rousdon Lyme Regis

- COUNTRYSIDE RURAL LOCATION
- FAR REACHING VIEWS
- DETACHED LODGE
- THREE BEDROOMS
- PRIVATE OFF ROAD PARKING & COMMUNAL GARDENS

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

# £150,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
AXM104307 - 0004

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fox & sons



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