



6, The Laurels



Lyme Regis: 3.7 miles Seaton: 3.5 miles
Axminster Station: 6 miles

Quality holiday lodge along the Jurassic Coast

- Fully Furnished Lodge
- Two Bedrooms
- South Facing Verandah
- Parking Space
- Indoor and Outdoor Pools
- Site Open All Year
- Holiday Use

Guide Price £47,500



SITUATION

Situated on the delightful tranquil and rural Pinewood Retreat holiday park only 4 miles from the coastal towns of Lyme Regis and Seaton is this stylish modern two bedroom lodge.

Close to the glorious Devon and Dorset coastline this detached lodge is situated on the peaceful and beautifully maintained Pinewood Holiday Park.

The park is open almost 12 months of the year enabling owners and guests to enjoy the facilities all year round.

On the park is an indoor swimming pool and and outdoor pool which opens during the summer months. Also on site is a children's play area, a useful laundry. On site WIFI.

The historic seaside town of Lyme Regis with its lovely beaches, Cobb Harbour and interesting shops and galleries is within easy reach as is the coastal town of Seaton with its popular scenic tram line along the estuary to Colyton.

ACCOMMODATION

The accommodation with approximate measurements on the floor plan comprises:

Front door to:

Lounge

Spacious area with plenty of room to socialise. UPVC double doors leading to outside decking area. Wall mounted electric fire. Storage cupboard.

Kitchen

Range of base and wall units with work surfaces over, gas cooker with cooker hood over, integrated appliances include:- fridge/freezer, wall mounted microwave oven, stainless steel sink with mixer tap, radiator, wall mounted gas boiler concealed in cupboard, free standing table and four chairs.

Double Bedroom

King size bed with cabinets either side and storage over. Further wardrobe, drawer unit and dressing table. En suite shower room.

Twin Bedroom

Twin beds with bedside cabinet and storage over, wall mounted bedside lamps, further wardrobe.

Family Bathroom

White suite comprising:-Full size bath with mixer tap and shower hose, wash hand basin set over vanity cupboard with mixer tap and close coupled W/C.

OUTSIDE

Brick paved parking space for 1 car next to the lodge with paved path to steps and large decking area facing west.

There is also a secure external heavy-duty UPVC shed facility

SERVICES

Sub metered electric, water drainage and LPG, centrally distributed by the resort.

DIRECTIONS

From the A3052 coast road, head west from Lyme Regis towards Seaton. After passing through the village of Rousdon, Pinewood Retreat is on your right.

AGENTS NOTE

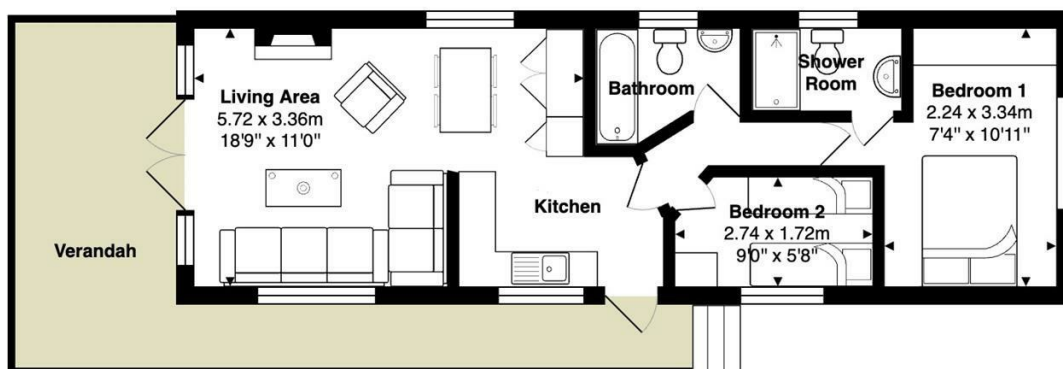
The property is only to be used as a second/holiday home, not as a main or sole residence although the time frame use is not limited. Sub letting is not permitted. Pets are allowed (owners only).

LICENCE

Remaining part of a 15 year licence (11.5 years remaining). Ground rent is £4,685 pa payable at the start of the year to cover the costs of maintaining and running the facilities. There is up to 15% assignment fee plus VAT.



6 Pinewood Retreat, The Laurels, Sidmouth Road Rousdon, Lyme Regis



Ground Floor

Total Area: 37.8 m² ... 407 ft² (excluding verandah)

All measurements are approximate and for display purposes only

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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