

FORTNAM SMITH & BANWELL



FULLY FURNISHED LODGE

SOUTH FACING TERRACE

INDOOR & OUTDOOR POOLS

TWO BEDROOMS

PARKING SPACE

SITE OPEN ALL YEAR



3 The Laurels Pinewood Retreat , Sidmouth Road, Rousdon, Devon, DT7 3RD

£79,950

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 timber lodge is situated on the peaceful and beautifully maintained Pinewood Holiday Park.

The park is open 12 months of the year enabling owners and guests to enjoy the facilities all year round. On the park is an excellent indoor swimming pool and an 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.



The accommodation with approximate measurements 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. USB charging points. TV point. Radiator.

Kitchen

Ceiling light, side aspect UPVC window, comprehensive 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

Ceiling lights, UPVC window, king size bed with cabinets either side and storage over. Further wardrobe, drawer unit and dressing table, television aerial point, USB charging point, radiator.

Twin Bedroom

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

Family Bathroom

Shower cubicle, ceiling light, UPVC window, white suite comprising:- shower cubicle with fitted shower, wash hand basin set over vanity cupboard with mixer tap and close coupled W/C, radiator.

Separate WC

with wash basin.

Parking

Brick paved parking space for 1 car next to Leisure Home.

Agents Note

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

Tenure

15 Year license beginning in 2021 (13 years remaining). Annual pitch fee £4390.00.



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