

FORTNAM SMITH & BANWELL



Luxurious furnished holiday lodge

Two bedrooms

Indoor and outdoor heated pools

Stylish open plan living room

Decked terrace and allocated parking

12 month licence for holiday use



5 Pinewood Retreat, Sidmouth Road, Rousdon, Nr Lyme Regis, Dorset, DT7 3RD

£115,000

A stylish two bedroom holiday lodge situated on a peaceful park close to the coastal towns of Lyme Regis and Seaton.



Situated within the Pinewood Retreat Holiday Park, a small and peaceful family run park located in the beautiful Devon countryside approximately three miles from the glorious Jurassic Coastline at Lyme Regis and Seaton. This lodge has been extensively refurbished to create a modern and stylish space for perfect holiday or as a holiday let investment (additional charges apply).

The accommodation is presented to a high standard throughout and comprises: Open plan living room with a dining area and kitchen with intergrated appliances. Two bedrooms (a double and a twin) with built in wardrobes. Modern fully tiled shower room. A private decked terrace provides an ideal spot for al fresco dining. The lodge stands in beautifully maintained communal grounds with both indoor and outdoor (seasonal) heated pools for the use of owners and guests.



The accommodation with approximate measurements, comprises:

Open plan Living room/ Kitchen

17' 0" x 14' 5" (5.18m x 4.39m)

Double aspect with UPVC double glazed windows. Kardean flooring. Modern Grey fitted kitchen with base cupboards and drawers with matching wall cupboards. Work surfaces with tiled surrounds. Inset electric induction hob with an extractor hood above. Stainless steel sink. Integrated electric oven, microwave and fridge. Wall mounted TV point. Recessed ceiling lights, hatch to roof void. Electric heater.

Bedroom 1 *9' 5" x 8' 2" (2.87m x 2.49m)*

UPVC double glazed window. Fitted wardrobe. Recessed ceiling lights. Electric heater.

Bedroom 2 *7' 8" x 8' 2" (2.34m x 2.49m)*

UPVC double glazed window. Fitted wardrobe. Recessed ceiling lights. Electric heater.

Shower Room

Fitted suite comprising low level WC, wash basin and large walk in shower with glazed screens. Double glazed window. Karndean flooring. Recessed ceiling lights.

Tiled walls. Heated towel rail. Extractor fan.

Outside

Decked private terrace with outside light. Store cupboard housing hot water tank. Allocated parking space.

Tenure

Balance of a 125 year licence issued in 2021 (122 years remaining).

Under the terms of the licence the lodge can be used as a holiday home by the owners, their family and friends. Commercial holiday letting is permitted through Lyme Bay Holidays for which an additional surcharge is payable.

Charges

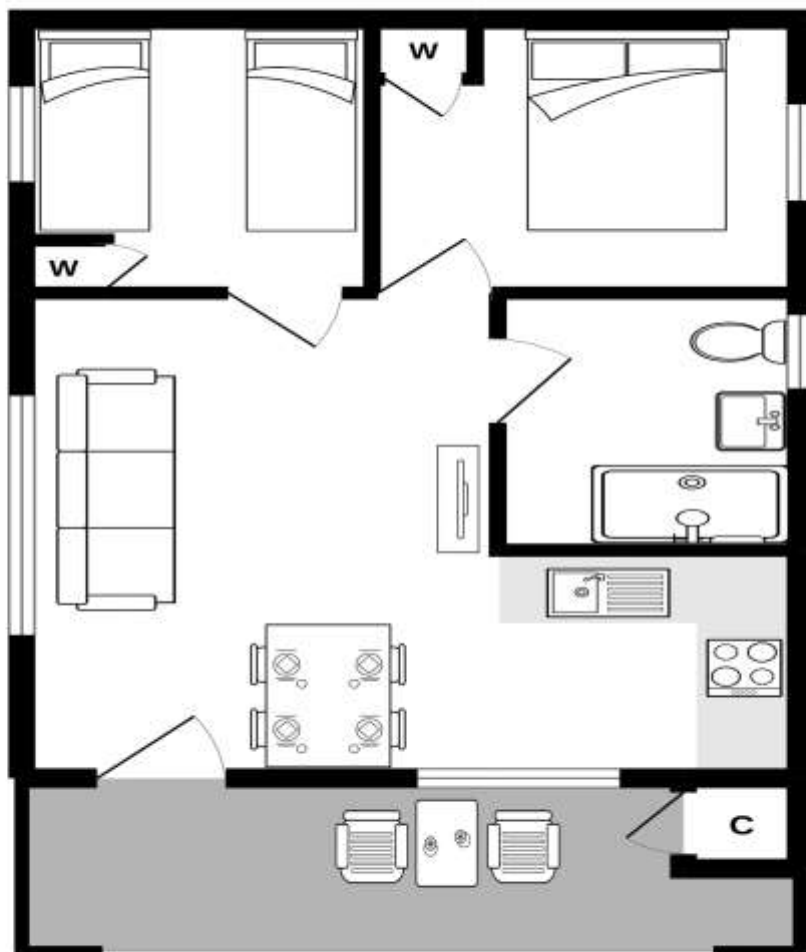
We are advised that the annual site fee is currently £5850 including VAT (correct as of July 2024). This includes a contribution to water rates, sewerage and upkeep of the communal areas.

Services

Mains water and electricity to the lodge are individually metered.

Council tax band A or business rates payable.

PINEWOOD RETREAT



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