



Pinewood Retreat, Rousdon,
DT7 3RD

FORTNAM
SMITH & BANWELL

1The Laurels, Pinewood Retreat

£54,500 plus assignment fee

Set in the beautiful Devon countryside close to the Dorset border and only 3 miles from the seaside towns of Lyme Regis and Seaton is this immaculate luxury leisure home on the desirable Pinewood Retreat park.

The Property

No. 1 The Laurels is a spacious 2 bedroom leisure home with a popular central lounge layout, set in a cul de sac of just 13 similar, privately owned properties. Owned from new (2016) by the present owners it has only been used for day visits with the beds, shower and oven housing having been never used.

The park is open 12 months of the year enabling owners and guests to enjoy the facilities all year round. The park boasts a heated indoor swimming pool, outdoor pool, sun terrace as well as a children's adventure playground.



Features

38 x 12

UPVC double glazing

Combi boiler, central heating with room thermostat.

Fully furnished including appliances & TV.

Side opening double doors on a sunny private terrace.

Central lounge with modern electric fireplace.

Stylish kitchen with oven, hob, fridge and freezer.

Principle bedroom with fitted furniture and en suite.

Twin bedroom with en suite.

Outside - Brick paved parking space for 1 car next to the lodge with paved path to steps and a large South facing decked area. There is also a secure storage shed.

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 (9 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.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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