



**Cedar One, Sidmouth Road, Rousdon, Lyme Regis DT7 3RD**



**welcome to**

## **Cedar One, Sidmouth Road, Rousdon, Lyme Regis**

Fox & Sons are delighted to present to the market this luxury detached three bedroom lodge, beautifully appointed, offering an expansive living space that makes a real statement – inside and out.

### **Entrance Hallway**

Accessed via uPVC front door with frosted double glazed panel from a decked sloped walkway, window with views into living area, radiator, spotlights

### **Open Plan Living Area**

17' 7" max x 21' 2" max ( 5.36m max x 6.45m max )

Kitchen area:

Skylight, range of wall and base units with worktop over, breakfast bar, cupboard housing boiler, integrated fridge/freezer, integrated mid height electric oven and microwave, integrated dishwasher, integrated washing machine, wine cooler, induction hood with extraction hood over, 1.5 drainer sink, 2 x ceiling light points over breakfast bar, spotlights

Lounge area:

uPVC double glazed French door to front aspect leading to balcony sun terrace, 2 x floor to ceiling uPVC double glazed windows to side aspect, wall mounted feature fireplace, radiator, 2 x ceiling light points, spotlights

Dining area:

uPVC double glazed French door to front aspect leading to balcony sun terrace, uPVC double glazed window to side aspect, radiator, ceiling light point

### **Master Bedroom**

12' 5" max x 10' 1" ( 3.78m max x 3.07m )

2 x floor to ceiling uPVC double glazed windows to side aspect, built in wardrobes, radiator, ceiling light point

### **En-Suite Wet Room**

uPVC high level frosted double glazed window to rear aspect, shower, hand wash basin, low level WC, heated towel rail, spotlights

### **Bedroom 2**

10' 1" x 9' 3" ( 3.07m x 2.82m )

Floor to ceiling uPVC double glazed windows to rear aspect, uPVC high level double glazed window to side aspect, built in wardrobes, radiator, ceiling light point

### **Bedroom 3**

10' 4" x 6' 9" ( 3.15m x 2.06m )

2 x floor to ceiling uPVC double glazed windows to side aspect, built in wardrobes, radiator, ceiling light point

### **Bathroom**

uPVC frosted double glazed window to side aspect, panel bath with shower over and tiled surround, hand wash basin, low level WC, heated towel rail, part tiled walls, spotlights

### **Balcony Sun Terrace**

Decked sun terrace balcony, situated at the front of the Lodge, accessed via wrap around walkway and twin French doors from living area

### **Parking**

Paved driveway to the front of the Lodge with space for two vehicles





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## Cedar One, Sidmouth Road, Rousdon, Lyme Regis

- LUXURY DETACHED LODGE
- THREE BEDROOMS
- SPACIOUS OPEN PLAN LIVING AREA
- WRAP AROUND BALCONY SUN TERRACE
- COUNTRYSIDE RURAL SETTING

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 6730.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £225,000



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:  
AXM104694 - 0005

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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