



**Willow Tree 2, Pinewood Homes Sidmouth Road, Rousdon Lyme
Regis DT7 3RD**

welcome to

Willow Tree 2, Pinewood Homes Sidmouth Road, Rousdon Lyme Regis

Fox & Sons are delighted to present to the market this luxury detached timber clad four bedroom lodge, beautifully appointed, and occupying a quiet and peaceful position within 'Pinewood Retreat'.

Lounge/Dining Area

23' 2" max x 19' 1" max (7.06m max x 5.82m max)

Entered via door into Lounge accessed via decked steps leading up to front of the Lodge, built in storage along one wall, double glazed floor to ceiling windows to side aspect overlooking garden, double glazed double doors leading to decked sun terrace balcony, double glazed window to rear aspect, wall mounted electric feature fireplace, electric radiators, ceiling light points, wall light points

Kitchen

7' 6" x 8' (2.29m x 2.44m)

Double glazed window to front aspect, range of wall and base units with worktop over and tiled splashback, stainless steel 1.5 drainer sink, integrated electric oven with electric hob and cooker hood over, integrated fridge, integrated dishwasher, ceiling light point

Inner Hallway

Built in cupboard, electric radiator, ceiling light point

Master Bedroom

12' 1" x 7' 9" max (3.68m x 2.36m max)

Double glazed window to rear aspect, built in wardrobe, electric radiator, wall light point

En-Suite

Double glazed opaque window to rear aspect, walk in shower, hand wash basin, low level WC, heated towel rail, ceiling light point

Bedroom 2

10' 5" max x 7' 9" (3.17m max x 2.36m)

Double glazed window to front aspect, built in wardrobe and dressing table, electric radiator, wall light point, door into bathroom

Bedroom 3

9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed window to side aspect, built in wardrobe and dressing table, electric radiator, wall light point

Bedroom 4

8' 4" x 9' 4" (2.54m x 2.84m)

Double glazed window to side aspect, built in wardrobe and dressing table, electric radiator, wall light point

Bathroom

Double glazed opaque window to front aspect, corner bath with shower over, hand wash basin, low level WC, heated towel rail, ceiling light point

Sun Terrace

Decked sun terrace balcony accessed via wrap around walkway from front of property and double doors from lounge area, with decked steps leading down to garden

Garden

Situated to the side of the Lodge, laid to lawn with patio BBQ area, timber shed, hedges and trees

Parking

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

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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- LUXURY TIMBER CLAD DETACHED LODGE
- FOUR BEDROOMS
- COUNTRYSIDE RURAL SETTING
- SUN TERRACE DECKED BALCONY
- PRIVATE GARDEN WITH PATIO BBQ AREA & TIMBER SHED

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: B Service Charge: 6385.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



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

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Property Ref:
AXM104697 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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