



Pinewood Retreat, Sidmouth Road, Rousdon, Lyme Regis DT7 3RD



welcome to

Pinewood Retreat, Sidmouth Road, Rousdon, Lyme Regis

Fox & Sons are delighted to bring to market this charming detached, timber-clad three-bedroom lodge, enjoying beautiful open countryside views and occupying a peaceful and secluded setting within the highly sought-after Pinewood Retreat.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Decking

Enclosed timber decking with seating area, gravelled driveway and parking

Open Plan Lounge/Kitchen

13' 4" x 19' 3" (4.06m x 5.87m)

Lounge area:

uPVC double glazed windows to side aspect, uPVC double glazed double doors leading to front decking, timber clad walls and vaulted ceiling, ceiling light points, radiator

Kitchen area:

uPVC double glazed window to front aspect, timber clad walls and vaulted ceiling, mixture of wall and base units with wood effect worktops over, tiled splash back, one and a half bowl drainer sink, integrated fridge/freezer and electric cooker, gas hob with cooker hood over, boiler housed in cupboard, ceiling light point, radiator, dining space

Inner Hallway

Doors leading to principle rooms, timber clad walls and ceiling, ceiling light point

Bedroom One

9' 4" x 9' 9" (2.84m x 2.97m)

uPVC double glazed window to rear aspect with far reaching countryside views, timber clad walls and vaulted ceiling, fitted bedroom furniture, ceiling light point, radiator

Bedroom Two

9' 4" x 9' 9" (2.84m x 2.97m)

uPVC double glazed window to rear aspect with far reaching countryside views, timber clad walls and vaulted ceiling, ceiling light point, radiator





Bedroom Three

6' 5" x 7' 5" (1.96m x 2.26m)

uPVC double glazed window to side aspect, timber clad walls and vaulted ceiling, ceiling light point, radiator

Bathroom

uPVC double glazed opaque window, panelled bath, separate shower cubicle, low level WC, hand wash basin, ceiling light point, heated towel rail, waterproof wall panels

Separate WC

uPVC double glazed opaque window, low level WC, hand wash basin, ceiling light point

Back Garden

Lawn area with shed and far reaching countryside views

Agent's Note

We have been advised that there is a £6500 service charge paid annually (this also includes water and broadband)



view this property online fox-and-sons.co.uk/Property/AXM105085



welcome to

**Pinewood Retreat, Sidmouth Road,
Rousdon, Lyme Regis**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- BEAUTIFUL TIMBER CLAD DETACHED LODGE
- THREE BEDROOMS

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£130,000



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

view this property online fox-and-sons.co.uk/Property/AXM105085



Property Ref:
AXM105085 - 0003

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.

fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk