

FORTNAM SMITH & BANWELL



Fully furnished Holiday lodge

Indoor/Outdoor swimming pools

Site open all year round

Two bedrooms

Close to the coast

Holiday letting permitted



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

£80,000

Located only 4 miles away from popular coastal towns of Lyme Regis and Seaton. The popular Pinewood holiday park is host to this excellent two bedroom lodge.



Close to the glorious Devon and Dorset coastline this detached Finish timber lodge is situated on the peaceful and beautifully maintained Pinewood Holiday Park.

The park is open 12 months of the year enabling owners and guests to enjoy the facilities all year round. On the park is an excellent indoor swimming pool and an outdoor pool which opens during the summer months. Also on site is a childrens play area and useful laundry. On site WI FI.

The historic seaside town of Lyme Regis with its lovely beaches, Cobb Harbour and interesting galleries is within easy reach as is the coastal town of Seaton with its popular scenic tram line along the estuary to Colyton.



Living Area 14' 5" x 10' 4" (4.39m x 3.15m)

Electric fire and Television point both mounted to wall. Window. Corner shelving. Heater.

Kitchen 6' 4" x 6' 3" (1.93m x 1.90m)

Opening from the living area. Modern Ikea fitted kitchen consisting of wall and floor mounted units. Solid wood laminate work surfaces with inset sink and drainer. Ceramic hob with cooker hood above. Fitted appliances include, electric oven, Microwave and fridge. Spot lights and under cabinet lights.

Bedroom One 8' 1" x 7' 4" (2.46m x 2.23m)

Built in wardrobe. Electric panel heater. Window. Twin Bed.

Bedroom Two 8' 1" x 9' 3" (2.46m x 2.82m)

Television point mounted to wall. Built in Wardrobe. Electric panel heater. Window. Double Bed.

Bathroom 7' 8" x 6' 3" (2.34m x 1.90m)

Bath with glass screen built in with small storage space in behind. WC. Sink with glass shelf above. Heated towel rail.

Sun Terrace 17' 5" x 5' 0" (5.30m x 1.52m)

Useful store cupboard with boiler, light and outside tap. Benefiting from morning and early afternoon sun. Over looking to communal green area with table and chairs.

Parking

Owners and visitors parking close by.

Tenure

Balance of a 99 year lease issued in 2013 (91 years remaining).

Service charge: £4460pa (2021/22).

Mains water and electricity individually metered. Council tax band A or business rates payable.

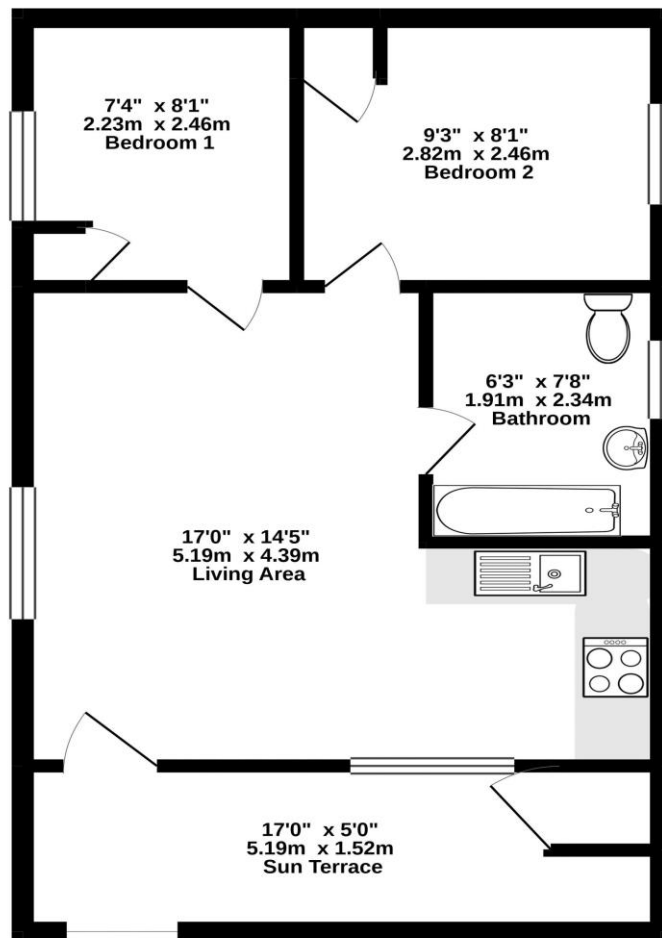
Under the terms of the lease the chalet can be used by family and friends with commercial holiday letting permitted through Lyme Bay Holidays, for which there is an additional surcharge payable.

Available fully furnished including Tv's, crockery and cutlery etc.

Agents note

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are provided for guidance only.

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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