

**Hazelwood 3, Pinewood Retreat,
Sidmouth Road, Lyme Regis, DT7 3RD**

£225,000

A fantastic opportunity to acquire a second home or holiday home in a setting which boasts peace and tranquillity. This absolutely wonderful, brand new, three bedroom lodge is situated within Pinewood Retreat, providing a modern and stylish space for the perfect 'getaway'. Pinewood Retreat is a small, family run park located in a secluded semi-rural setting, surrounded by the marvellous Devon countryside and excellently situated for touring. The park is close to Dorset, which is almost wholly designated an Area of Outstanding Natural Beauty, and is approximately three miles from the resorts of Lyme Regis and Seaton. The lodge is presented to a high standard throughout and includes superior features such as the wonderful vaulted ceiling. The accommodation comprises a stunning open plan kitchen, living and dining space, three bedrooms, family bathroom and one en-suite. An excellent addition to the home is the decked terrace, which provides the perfect spot for relaxing on those warm summer evenings. The lodge also includes wrap around gardens laid to gravel and a double private block paved parking area. Pinewood Retreat offers excellent communal grounds and both indoor and outdoor heated swimming pools. The property also benefits from gas central heating and UPVC double glazed windows. Visit Pinewood Retreat for more information on the site.



- **A brand new, superior, three bedroom holiday park home with open plan living areas**
- **Positioned within the well-established Pinewood Retreat with access to two fantastic indoor and outdoor heated swimming pools**
- **12 month licence for holiday use and protected by a 10 year warranty**
- **Fully fitted with various kitchen appliances, bedroom, living room and dining furniture**
- **Located within reach of the sought after seaside town of Lyme Regis and Jurassic Coastline**
- **Superb terraced decking, wrap around gardens laid to gravel, double private parking area**

ACCOMMODATION

Entrance

UPVC double glazed door into open plan living area, useful storage cupboard housing gas fired boiler, bench.

Kitchen Area

Wood effect vinyl flooring, spectacular range of wall and floor units, stainless steel sink and drainer, inset four burner gas hob with extraction hood over, eye-level oven and microwave, integrated dishwasher, fridge, freezer, washing machine, breakfast bar feature.

Living/Dining Area 21' 4" x 21' 0" (6.50m x 6.39m)

A light and bright space with UPVC double glazed windows and patio doors onto decked terrace, two radiators, ceiling spotlights, door to inner hallway.

Inner Hallway

Doors to rooms, ceiling spotlights.

Bathroom 7' 5" x 5' 6" (2.27m x 1.67m)

Wood effect vinyl flooring, low level W/C, panelled bath with shower attachment and glass screen over, wash hand basin over vanity unit, part tiled walls, heated towel rail, extraction fan, ceiling light, UPVC double glazed window.

Bedroom Three 10' 2" x 8' 11" (3.10m x 2.73m)

Twin room, fitted wardrobe, UPVC double glazed window, radiator, ceiling light.

Bedroom Two 10' 2" x 9' 5" (3.10m x 2.88m)

Double bedroom, fitted wardrobe, UPVC double glazed window, radiator, ceiling light.

Bedroom One 11' 1" x 10' 2" (3.38m x 3.10m) Maximum

Double bedroom, UPVC double glazed window, radiator, fitted wardrobe, ceiling light, door to en-suite.

En-suite 7' 5" x 3' 11" (2.26m x 1.20m)

Wood effect vinyl flooring, low level W/C, wash hand basin over vanity unit, enclosed double shower, heated towel rail, UPVC double glazed window, ceiling light, part-tiled walls.

Outside

Decking area providing a delightful seating area, communal grounds and facilities including indoor and outdoor swimming pool, communal laundry room, allocated parking area.

Please Note

The leisure park can be used twelve months of the year, the property is only to be used as a second/holiday home and not as a main or sole residence, the park has an approved holiday letting scheme through www.lymebayholidays.co.uk, please request full park rules if required.







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