

**12 The Laurels Sidmouth Road
Lyme Regis, DT7 3RD**

£59,995

If you are looking for a second home or holiday home in a setting which boasts peace and tranquillity then Pinewood is perfect for you. This delightful two bedroom leisure home situated in Pinewood Holiday Lodges which is a small, family run park located in a secluded garden setting, surrounded by the superb Devon countryside, close to the Dorset border and approximately three miles from the resorts of Lyme Regis and Seaton. This pre-loved Holiday Home represents fantastic value with standard features such as large panoramic windows, USB ports and beautiful contemporary fabrics, it comes complete with large decking and private block paved driveway.



- A delightful, two bedroom leisure home
- Positioned within the well-established Pinewood Retreat
- Access to two fantastic indoor and outdoor heated swimming pools
- Located within reach of the sought-after seaside town of Lyme Regis and Jurassic Coastline
- 12 month licence for holiday use
- Fully integrated appliances

ACCOMMODATION

Lounge/Dining Area

Generous lounge seating area, sofa pull out bed, modern electric fire, USB charging point, free standing coffee and dining tables plus seating.

Kitchen

Cooker & externally vented cooker hood with light, kitted out high specification kitchen, fully integrated appliances including microwave, fridge freezer, brand new gas cooker.

Double Bedroom

En-suite to double bed master, pull up bed storage, USB charging points.

Twin Bedroom

Spacious twin bedroom, USB charging points.

Shower Room

Built in spacious shower cubicle, close-coupled ceramic toilet with dual flush, extraction fan.

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.

Sub-letting is not permitted.





MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.