



DAVID PLAISTER
PROPERTY AGENTS · SALES & LETTINGS · AUCTIONEERS

**Cedars 1 Pinewood Retreat, Sidmouth
Road
Lyme Regis, DT7 3RD**

£279,995

Situated on our brand-new development The Cedars 1 is one not to be missed. The generous living space is finished in a core palette of subtle, natural textures and refreshing white cottons. With semi-vaulted ceilings throughout and exterior French doors providing an abundance of light it's the perfect family space. The large fully equipped kitchen comes complete with generous breakfast bar and all the mod cons you need – just right for social settings. With fully fitted bedroom furniture and large en-suite to the master bedroom, there's space for the whole family. Stunning and stylish, you won't want to leave!



- **A brand new, luxurious, two bedroom holiday lodge with open plan living areas**
- **Positioned within the well-established Pinewood Retreat with 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 and protected by a 10 year warranty**

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ACCOMMODATION

Build quality

Built to BS 3632 standard. 10-year Platinum Seal structural warranty. 7-year boiler warranty. Wallpapered and painted walls throughout Hand painted skirting, architraves, sills and coving.

Living/Dining

Semi-vaulted ceilings V90 Horizontal feature wall Sofas including scatter cushions TV unit & socket Carpet flooring Dining table & chairs

Kitchen

Shaker style kitchen units Oak effect worktops Built-in oven and gas burner hob Integrated fridge, freezer, dishwasher & washing machine

Bathroom

Bath & overhead shower mixer Wall mounted mirror

Bedrooms

Superior comfort kingsize or twin beds & padded headboard V90 horizontal painted feature wall Fitted wardrobe & bedside cabinets Dressing table & stool TV & USB sockets







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.