



DAVID PLAISTER
PROPERTY AGENTS · SALES & LETTINGS · AUCTIONEERS

**Silver Birch 2, Pinewood Retreat, Sidmouth
Road, Lyme Regis, DT7 3RD**

£179,995

This pre-loved 3-bedroom lodge is in excellent condition and is in an enviable position overlooking our central area on our stunning park, light floods in with floor to ceiling windows in the lounge and dining area, it faces southeast so the large decking benefits with sunshine for most of the day.



- **A pre-loved three-bedroom, holiday lodge in excellent condition**
- **Located within reach of the sought-after seaside town of Lyme Regis and Jurassic Coastline**
- **Positioned within the well-established Pinewood Retreat with access to two fantastic indoor and outdoor heated swimming pools**

David Plaister Ltd
Tel: 01934 815053 Email: info@davidplaister.co.uk
www.davidplaister.co.uk

ACCOMMODATION

Build Quality

Feature TV unit, two and three-seater sofa, open plan layout, laminate click lock flooring, large dining table with six chairs.

Kitchen

Gas combi boiler, stainless steel sink with mixer tap, stainless steel gas hob, integrated dishwasher, integrated washing machine, integrated 50/50 fridge/freezer.

Bedrooms

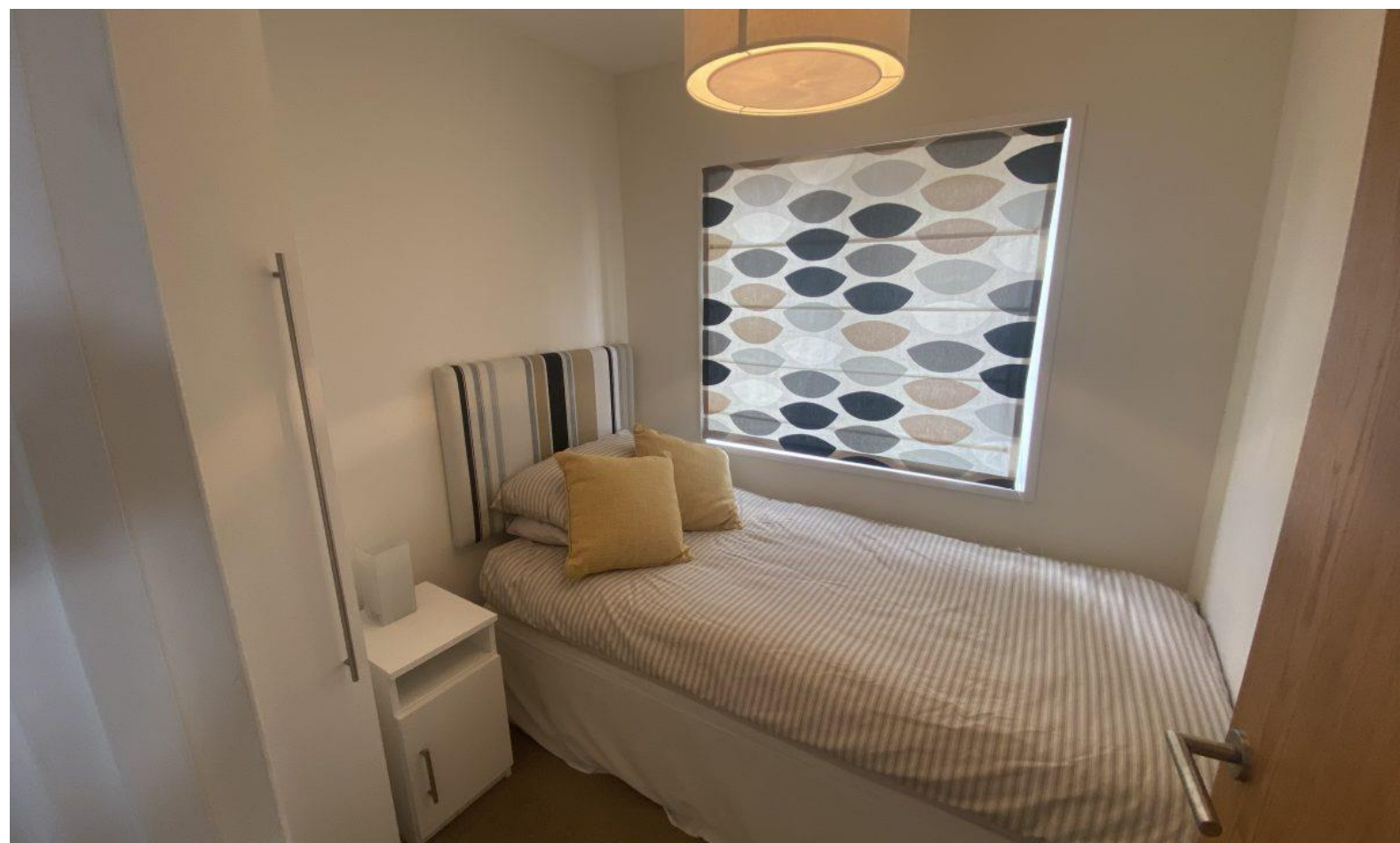
Twin bedroom with 3ft single beds, large wardrobe, bedside cabinet, single bedroom with 3 ft bed, wardrobe, bedside cabinet, master bedroom, queen size bed, bedside cabinets, en-suite toilet and shower, walk-in wardrobe with dressing table.

Bathroom

White suite with chrome taps, low-maintenance, bathroom panels to three walls around bath, bath with glass screen and shower over, pedestal hand wash basin.







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.