

The logo for John Wood & Co, featuring the company name in white serif font on a dark green background, with a yellow vertical bar to the left.

**John  
Wood  
& Co**

A dark green banner with white text.

**Coast &  
Country since 1977**

A dark green banner with white text.

**Sidmouth Road, Rousdon, Lyme Regis DT7 3RD**

A dark green banner with white text.

**£47,500 Leasehold**



## PROPERTY DESCRIPTION

A beautifully presented and attractive two bedroomed detached holiday lodge, benefiting from a parking space, a good sized south facing terrace, an open plan fitted kitchen/ living/ dining area, a double bedroom with fitted wardrobes and an en-suite shower room, a twin room and a separate family bathroom.

The lodge makes an ideal holiday home, with the site being open all year round and benefiting from an indoor pool and an outside pool, in an idyllic and quiet location with pleasing far reaching countryside views.

## FEATURES

- Well Presented
- No Chain
- Two Bedrooms
- En-Suite Shower Room
- Separate Bathroom
- Light and Bright
- Parking Space
- Detached Holiday Lodge
- Site Open All Year Round
- Good Sized South Facing Terrace





## ROOM DESCRIPTIONS

### Tenure and Charges:-

We are advised that the lodge had a 15 year lease dated from October 2020, giving approximately 9.5 years remaining.

Please note; this holiday lodge is for use by owners and family, no holiday letting is permitted. We further understand that pets are allowed when the lodge is in use.

### Charges -

We are advised that there is a service charge of approximately £4,785 per annum, which includes site maintenance and access to both swimming pools.

### Pinewood Retreat

Pinewood Retreat is a modern and peaceful holiday destination that offers relaxation, situated in an idyllic setting between the borders of Devon and Dorset, and only three miles from the Jurassic Coast.

The park is open all year round, enabling owners and guests to enjoy the facilities at their leisure.

Pinewood Retreat offers an indoor swimming pool and an outdoor swimming pool which opens during the summer months. Also on site, there is a children's play area, laundry area and communal bins storage.

### The Lodge - 6 The Laurels

The lodge is approached over a block paved parking space, with a path leading past the lodge, giving access to a useful shed and the steps leading to the front door and the south facing terrace.

The front door leads through to an open plan living/ dining room/ kitchen, with a door to an inner hall, which gives access to both bedrooms and the family bathroom.

### Open Plan Kitchen/ Dining Room/ Living Room

The kitchen is principally fitted to two sides with a range of wall and base units with co-ordinating handles. L shaped run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap and cupboards beneath. Built in double oven with gas four ring hob, with extraction above. Built in microwave, fridge and freezer.

There is a good sized dining area, with a large range of built in cupboards, and from the living room, there are double doors which provide access to the delightful south facing terrace. The living room also benefits from a built in storage unit/ media wall incorporating an electric fire.



### Bedrooms and Bathrooms

The main double bedroom benefits from an extensive range of built in wardrobes and cupboards, with an en-suite shower room, which comprises a stylishly fitted white suite, including a vanity style wash hand basin with chrome mixer tap and cupboards beneath, a close coupled WC and a shower cubicle.

There is also a twin room and a family bathroom, which comprises a stylishly fitted white suite, including a vanity style wash hand basin with chrome mixer tap and cupboards beneath, a close coupled WC and a panel bath with a chrome mixer tap, a wall mounted shower attachment and a glazed shower screen.

### Rousdon

Rousdon is a small village in East Devon's Area of Outstanding Natural Beauty, off the A3052 between Colyford and Lyme Regis in Dorset. The village comprises the private Rousdon Estate, a small number of dwellings and village amenities including; social club, bakery, holiday park, parish church, village hall and garage. To the south of the village are the coastal cliffs which lie above the Axmouth to Lyme Regis Undercliff Nature Reserve that forms part of the UNESCO Jurassic Coast World Heritage Site.

Rousdon is 3 miles west from the ancient coastal resort of Lyme Regis with its historic Cobb and harbour, 3 miles from the renowned Colyton Grammar School and 3 miles east from the coastal town of Seaton. The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

### Disclaimer

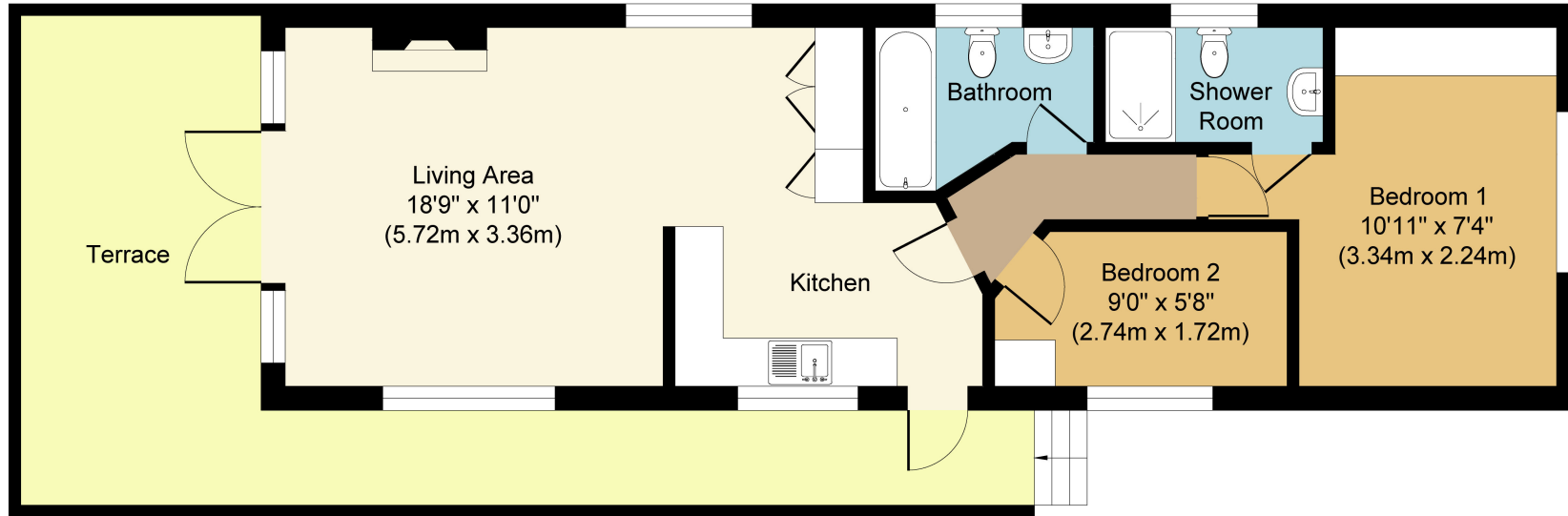
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



**Approximate Floor Area**  
**407 sq. ft**  
**(37.80 sq. m)**

**Approx. Gross Internal Floor Area 407 sq. ft / 37.80 sq. m (Excluding Terrace)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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