



104 South Bank, TALLINGTON PE9 4RJ

£80,000



\*\*\* TALLINGTON LAKES \*\*\* Superbly presented 'Pemberton Marlow' lodge featuring a spacious open plan kitchen, dining, and lounge area, complete with French doors opening onto the front decking. The modern kitchen is fully equipped with integrated appliances, including a dishwasher, fridge freezer, and washing machine. The principal bedroom boasts built-in wardrobes and a private cloakroom, while the second bedroom also benefits from built-in storage. A three-piece shower room completes the lodge. Externally, the property offers off road parking, a low-maintenance fenced garden, and a shed with light and power connected. The lease runs until 2041. EPC Energy Rating - Not Required, Council Tax Band A.

**KITCHEN / DINER**

12' 4" x 10' 8" (3.76m x 3.25m) (approx). Fitted with a range of matching base and wall units with worktops over and inset stainless steel sink and drainer. Four ring hob with stainless steel hood over and double oven. Integrated fridge/freezer, 3/4 dishwasher and washing machine., integrated eye level microwave. Wall mounted central heating boiler, UPVC windows to both sides and door to the side. Radiator.

**LOUNGE**

12' 6" x 12' 4" (3.81m x 3.76m) (approx). UPVC windows to both sides, French doors to the rear with windows either side. TV point, radiator and fireplace.

**HALLWAY**

Doors to:

**BEDROOM ONE**

12' 4" x 9' 4" (3.76m x 2.84m) (approx). UPVC window to the side, wall lights and radiator. Built-in wardrobes, dressing table and bedside cabinets.

**CLOAKROOM**

Fitted with two piece suite comprising pedestal wash hand basin and close coupled WC. UPVC window, radiator and extractor fan.

**BEDROOM TWO**

8' 4" x 5' 11" (2.54m x 1.80m) (approx). UPVC window to the side, radiator and built-in wardrobe.

**SHOWER ROOM**

Fitted with three piece suite comprising dual flush close coupled WC, pedestal wash hand basin and shower cubicle. Extractor fan, radiator. UPVC window to the side.

**OUTSIDE**

A gravelled area, enclosed by low level fencing and off road parking. The shed to the lodge has power and light connected.

The timber decking runs to the side and front of the lodge and provides elevated seating and leads into the lodge.

**FLOORPLAN**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

**AGENT NOTE**

Annual plot fee from 1st April 2026 to 31st March 2027 inclusive is £3,216.04. Sewage £635.91, water rates £443.88, electricity standing charge £85.60, insurance admin fee £32.94. The lease will expire in 2041.

