



**11 Island Bank, TALLINGTON PE9 4RJ**

**£70,000**



\*\*\* THREE BEDROOM LODGE - TALLINGTON LAKES \*\*\* This 'Omar Southwold' is extremely well presented. Briefly comprising light and airy open plan kitchen/dining/living area, three double bedrooms and a family bathroom. The main bedroom has a large walk-in wardrobe and further built-in wardrobes in bedrooms two and three. The lease runs to 2040. Call 01778 382300 to arrange your viewing and avoid disappointment. EPC Energy Rating Not Required - Council Tax Band A.



**UPVC DOUBLE GLAZED DOOR INTO:****OPEN PLAN LIVING AREA / KITCHEN**

25' 1" (max) x 13' 05" (7.65m x 4.09m) (approx)

Living area has UPVC double glazed French doors with glass panels either side. Feature fireplace with inset fire, radiator. UPVC double glazed windows to the sides.

Kitchen area is fitted with a range of eye level and base units with worktop over. Four ring gas hob with extractor fan over. Stainless steel sink and drainer. Integrated dishwasher, washer dryer, fridge / freezer. Radiator.

**HALLWAY****BEDROOM ONE**

9' 07" x 8' 0" max (2.92m x 2.44m max) (approx) UPVC double glazed window to the side. Door to the walk in wardrobe.

**BEDROOM TWO**

9' 01" x 6' 05" (2.77m x 1.96m) (approx) UPVC double glazed window to the side. Fitted wardrobes and cupboards.

**BEDROOM THREE**

9' 01" x 6' 05" (2.77m x 1.96m) (approx) UPVC double glazed window to the side. Fitted wardrobe and cupboard.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. UPVC double glazed window to the side.

**AGENT NOTE**

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

**AGENT NOTE 2**

Plot fees for 2024/2025 are £2,942.21, sewage £581.76, water £406.09, electric standing charge £78.32, insurance admin fee £30.13 The current plot is on the banks of the lake, however Tallington Lakes will move the lodge from its current location on the lake to another part of the site on completion of any purchase to another site within the park. The purchaser will be responsible for the cost of moving the lodge and the decking. The lease runs to 12th July 2040.

