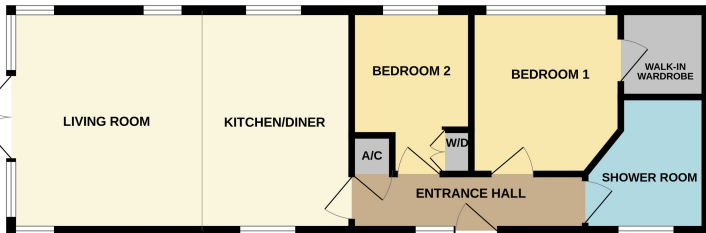




33 Main Bank, TALLINGTON PE9 4RJ

£65,000



*** WELL PRESENTED LODGE *** This Omar Southwold, two bedroom lodge has been well maintained, and briefly comprises an entrance hall and open plan living area with open plan kitchen. There are two bedrooms, one with a walk in wardrobe, and modern shower room. Please call us today on 01778 382300 to arrange a viewing. EPC not required, Council tax band A.

UPVC DOUBLE GLAZED DOOR INTO:**HALLWAY**

Radiator.

OPEN PLAN KITCHEN / DINING / LIVING AREA

20' 3" x 13' 2" (6.17m x 4.01m) (approx)

KITCHEN / DINER

Fitted with a range of eye level and base units with worktop over. Sink and drainer, oven and hob with extractor over. Integrated fridge / freezer, laminate floor. UPVC double glazed windows to either side.

LIVING AREA

Feature fireplace, UPVC double glazed windows either side. UPVC double glazed French doors to the decking, with glass panels each side and above.

BEDROOM ONE

9' 11" x 8' 10" (3.02m x 2.69m) (approx) Three UPVC double glazed windows to the side. Storage cupboard.

BEDROOM TWO

UPVC double glazed window to the side. Wardrobe.

BATHROOM

Fitted with an oversized shower cubicle, wash hand basin and WC. Radiator. UPVC double glazed window to the side.

AGENT NOTE:

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 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. The purchaser will be responsible for the cost of moving the lodge and the decking. The lease runs to 2040.

