



7 East Bank, Tallington PE9 4RJ

£90,000



*** BESPOKE LODGE *** This three bedroom 'Lesko Ullswater' is beautifully presented. With bright and contemporary open plan kitchen/dining/living, with integrated appliances, this lodge is not one to be missed. There are three bedrooms, each with built-in wardrobes, and an en-suite to the principle. A further shower room, and separate cloakroom, complete this lodge. Call 01778 382300 to book your viewing. The lease runs until 2041. EPC Energy Rating Not Required / Council Tax Band A.

DOOR INTO OPEN PLAN KITCHEN / LIVING / DINING

23' 2" x 14' 1" (7.06m x 4.29m) (Approx)

KITCHEN AREA

Fitted with a range of eye level and base units with worktops over and overhang to accommodate stools. Integrated fridge/freezer and dishwasher. Oven, gas hob and extractor over. UPVC window and Velux. Spotlights. Melamine sink with drainer and mixer tap over. Partly tiled.

DINING AREA

Built in cabinetry, UPVC window, spotlights.

LIVING AREA

UPVC French doors and windows, Velux. Modern floating electric fireplace. Two radiators and spotlights.

BEDROOM ONE

13' 9" including wardrobes x 10' 7" (4.19m x 3.23m) (Approx) UPVC window and Velux, radiator, spotlights, built-in wardrobes, bedside table and dressing table.

EN-SUITE

Three piece suite comprising bath with shower over with screen, low level WC and vanity hand basin. UPVC window, heated towel rail, partly tiled, shaver point, spotlights.

BEDROOM TWO

8' 5" x 7' 4" (2.57m x 2.24m) (Approx) UPVC window, spotlights, radiator, two built-in wardrobes.

BEDROOM THREE

8' 5" x 4' 6" (2.57m x 1.37m) (Approx) UPVC window, spotlights, radiator, built-in wardrobe.

SHOWER ROOM

Two piece suite comprising shower cubicle with waterfall shower head and screen, vanity hand basin. UPVC window, heated towel rail, spotlights. Partly tiled.

CLOAKROOM

Two piece suite comprising low level WC and vanity hand basin. UPVC window, heated towel rail and spotlights.

FLOORPLAN

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 NOTES

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 2041.

