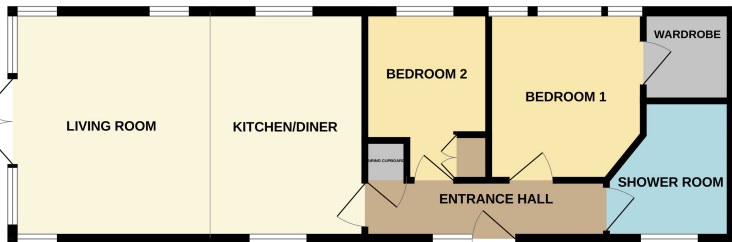




**4 Island Bank, Tallington Lakes PE9 4RJ**

**£65,000**



\*\*\* OMAR SOUTHWOLD 2036 \*\*\* This two double bedroom lodge is extremely well presented. Briefly comprising an entrance hall, open plan kitchen/dining/living room with a range of built-in appliances, two double bedrooms, one with a walk-in wardrobe and a modern shower suite. Call 01778 382300 to book in your viewing and avoid disappointment. EPC Energy Rating Not Applicable - Council Tax Band A.



**DOOR TO:**

Hall.

Airing cupboard, radiator and air conditioning unit.

**OPEN PLAN LIVING/DINING/KITCHEN**

20' 3" x 13' 2" (6.17m x 4.01m) (approx.) Fitted with a range of eye level and base units with worktop over. Integrated oven, 4 ring gas hob, extractor fan over. Full length integrated fridge / freezer, integrated dishwasher and integrated washing machine. Fireplace, wall mounted TV, radiator. Vinyl flooring to kitchen area, and carpet to the lounge area. Patio doors to terrace and windows to the side.

**BEDROOM ONE**

9' 11" x 8' 10" (3.02m x 2.69m) (approx.) Walk in wardrobe with shelving and radiator. Three windows to the side.

**BEDROOM TWO**

Built in wardrobe, radiator. Window to side.

**SHOWER ROOM**

Fitted with a three piece suite comprising double width shower, wash hand basin and WC. Fully tiled, radiator. Window to 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 TWO**

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 expires in 2036.

