



**78 South Bank, TALLINGTON PE9 4RJ**

**£85,000**



This 'Pemberton Park Lane' lodge is well presented throughout. Featuring a generous kitchen/diner which flows through into the spacious living area, opening out onto the decking. The principle bedroom features a walk-in wardrobe, en-suite shower room and veranda. The second double bedroom has a built-in dressing table with wardrobes either side. There is also a family bathroom. A hot tub and gazebo complete this lodge. EPC not required - Council Tax Band A.



**DOOR TO:**

**KITCHEN / DINING AREA**

12' 10" x 9' 11" (3.91m x 3.02m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Eye level oven, five ring gas hob with extractor over. Integrated microwave, Integrated fridge / freezer, Integrated dishwasher. Radiator. UPVC double glazed windows to the sides, velux skylight, sliding doors to the side. Herringbone laminate flooring.

**LOUNGE AREA**

12' 10" x 12' 05" (3.91m x 3.78m) (approx) Radiator. air conditioning unit. UPVC double glazed windows to the sides, UPVC double glazed patio door to the decking.

**HALLWAY**

Radiator.

**UTILITY ROOM**

Cabinetry, space and plumbing for washer dryer.

**BEDROOM ONE**

10' 03" x 9' 03" (3.12m x 2.82m) (approx) Two UPVC double glazed widows to the side, UPVC double glazed door to the rear decking. Radiator, dresser, walk in wardrobe.

**EN SUITE**

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

**BEDROOM TWO**

10' 06" x 5' 03" (3.20m x 1.60m) (approx) UPVC double glazed window to the side. Built-in wardrobes, cupboards and dresser. Radiator.

**BATHROOM**

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

**OUTSIDE**

Off road parking, garden, pergola and hot tub.

**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 lease will expire in 2037.

