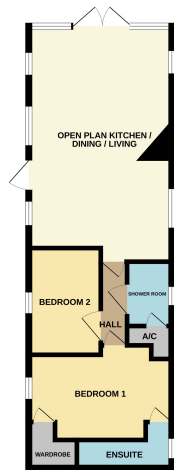




34 East Bank, Tallington Lakes, Tallington PE9 4RJ

£55,000



*** TALLINGTON LAKES *** This 'ABI Ambleside' is superbly presented throughout. Featuring a generous kitchen/diner that flows through into the spacious living area, opening out onto the decking. The principle bedroom features a walk-in wardrobe and an en-suite shower room. The second double bedroom has a built-in wardrobe and a family shower room. The lease expires in 2037. EPC Not Required - Council Tax Band A.

UPVC DOUBLE GLAZED DOOR WITH ROLLER FLY SCREEN TO:

OPEN PLAN KITCHEN / DINING / LIVING
 20' 0" x 12' 1" (6.10m x 3.68m) (Approx)

KITCHEN

Fitted with a range of eye level and base units with worktop over. Sink with pull out shower head and drainer. Oven and gas hob with extractor over. Eye level microwave. Integrated fridge / freezer. Washer / dryer, dishwasher. Radiator. UPVC double glazed window to each side with fitted blinds. .

LOUNGE

Wrap around fitted drawers. Wall mounted electric fire. Air conditioning unit (hot and cold). Two radiators. UPVC double glazed windows to the side. UPVC double glazed French doors with windows with glass panels below either side. All with fitted blinds.

HALL

Radiator.

BEDROOM ONE

12' 1" x 8' 0" (3.68m x 2.44m) (Approx) UPVC double glazed window to the side. Dressing table unit with base and eye level units, walk-in wardrobe with light and radiator, king size ottoman bed with storage and headboard with spotlights, radiator.

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Heated towel rail. UPVC double glazed window to the side with wooden blind.

BEDROOM TWO

9' 0" x 6' 1" (2.74m x 1.85m) (Approx) UPVC double glazed window to the side. Built-in wardrobes, drawers, overhead storage with lights, radiator.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin with built in vanity unit and WC. Cupboard housing boiler and shelving to the side. UPVC double glazed window to the side with wooden blind, heated towel rail. Outside of unit has fitted spotlights above patio door and a light 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 2024/25 are £2,942.21, sewage £581.76, water £406.09, electric standing £78.32, insurance admin fee fee £30.13. The lease will expire in 2037. 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.

