



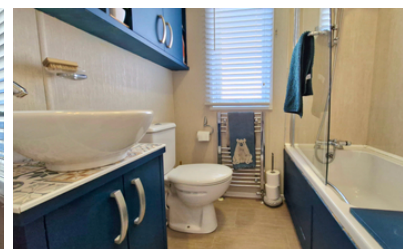
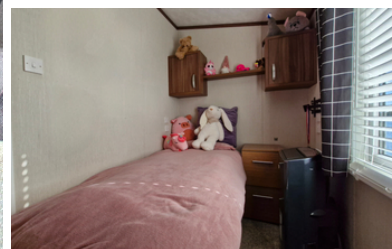
Rosedale
PROPERTY AGENTS

'Making your move easier'



30 Windsurf Bank, Tallington Lakes PE9 4RJ

£20,000



***** TALLINGTON LAKES ***** A beautifully presented 'Pemberton Park Lane' lodge, offering stylish and spacious accommodation throughout. The generous kitchen/dining area flows seamlessly into a bright and airy living space, with doors opening onto the decking area. The principal bedroom boasts a walk-in wardrobe, en-suite shower room, and access to a rear veranda, while the second double bedroom includes built-in storage. A family bathroom and utility cupboard complete the layout. EPC not required - Council Tax Band A.

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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 and inset spotlights.

LOUNGE AREA

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

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 windows to the side, UPVC double glazed door to the rear decking. Radiator, inset spotlights and walk-in wardrobe.

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, chrome heated towel rail. 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 cupboards, radiator and inset spotlights.

BATHROOM

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

FLOORPLAN

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

Plot fees for 2025/2026 are £3,074.61, sewage £607.94, water £424.36, electric standing charge £81.84, insurance admin fee £31.49. The lease will expire in 2028.

The current plot is on the banks of the lake, however, Tallington Lakes will move the lodge from it current position on the lake to another part of the site on completion of a purchase to another site within the park. The purchaser will be responsible for the cost of moving the lodge and the decking.

