



134 South Bank, TALLINGTON PE9 4RJ

£165,000



\*\*\* OMAR WESTFIELD LODGE \*\*\* A superb opportunity to acquire this beautifully positioned lodge at the end of South Bank within the sought after Tallington Lakes development. Set on a generous plot with private gardens to the side and rear, the property also benefits from a triple width block-paved driveway. Inside, the bright and spacious open plan kitchen, dining and living area enjoys an abundance of natural light and opens onto a sunny south facing deck. The contemporary kitchen comes complete with integrated appliances, while both double bedrooms feature built-in wardrobes, with the principle bedroom further enhanced by its own en-suite wet room. EPC Energy Rating Not Required / Council Tax Band A.

**OPEN PLAN KITCHEN / DINING / LIVING****KITCHEN / DINER**

18' 10" x 10' 1" (5.74m x 3.07m) (approx). Fitted with a range of matching wall and base units with worktop over and inset stainless steel sink drainer with mixer tap. Integral four ring hob with stainless steel hood over and oven under. Integrated dishwasher and undercounter fridge and undercounter freezer. Recessed spotlighting, UPVC door to the side and UPVC windows to either sides. Air conditioning unit and a radiator.

**LOUNGE**

18' 10" x 10' 1" (5.74m x 3.07m) (approx). UPVC French doors and windows to the front plus further windows to both sides. TV point, electric fire in surround and a radiator.

**INNER HALL**

Radiator, storage cupboard, and doors to:

**BEDROOM ONE**

9' 8" x 9' 1" (2.95m x 2.77m) (approx). UPVC window to the side, radiator and TV point. Walk-in wardrobe and an air conditioning unit.

**EN-SUITE WET ROOM**

Wet room fitted with pedestal wash hand basin, dual flush close coupled WC with tiled splash back and a shower with curtain. Radiator, recessed spotlighting and extractor fan. UPVC window to the side.

**BEDROOM TWO**

11' 5" x 9' 2" (3.48m x 2.79m) (approx). UPVC window to the side, TV point and radiator. Built-in wardrobe.

**BATHROOM**

Fitted with three piece suite comprising paneled bath with shower over, dual flush close couple WC and pedestal wash hand basin with tiled splash back. Extractor fan and UPVC window to the side.

**OUTSIDE**

The triple width block paved parking leads to a ramp leading up to the timber decking with sits to the front and side. The decking to the front is a good size and has a southerly aspect.

The low maintenance side garden is fully enclosed and comprises of a generous landscaped graveled area with inset shrubs and a further gated area with artificial turf. The shed can also be found here and has power and light connected and has been insulated.

To the rear of the lodge is a further fenced area of artificial turf.

**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.

**AGENTS NOTE**

Plot fees for 1st April 2026 to 31st March 2027 inclusive £4,631.92, sewage £635.91, water rates £443.88, electricity charge £85.60, insurance administration fee £32.94. The lease expires in 2059.

