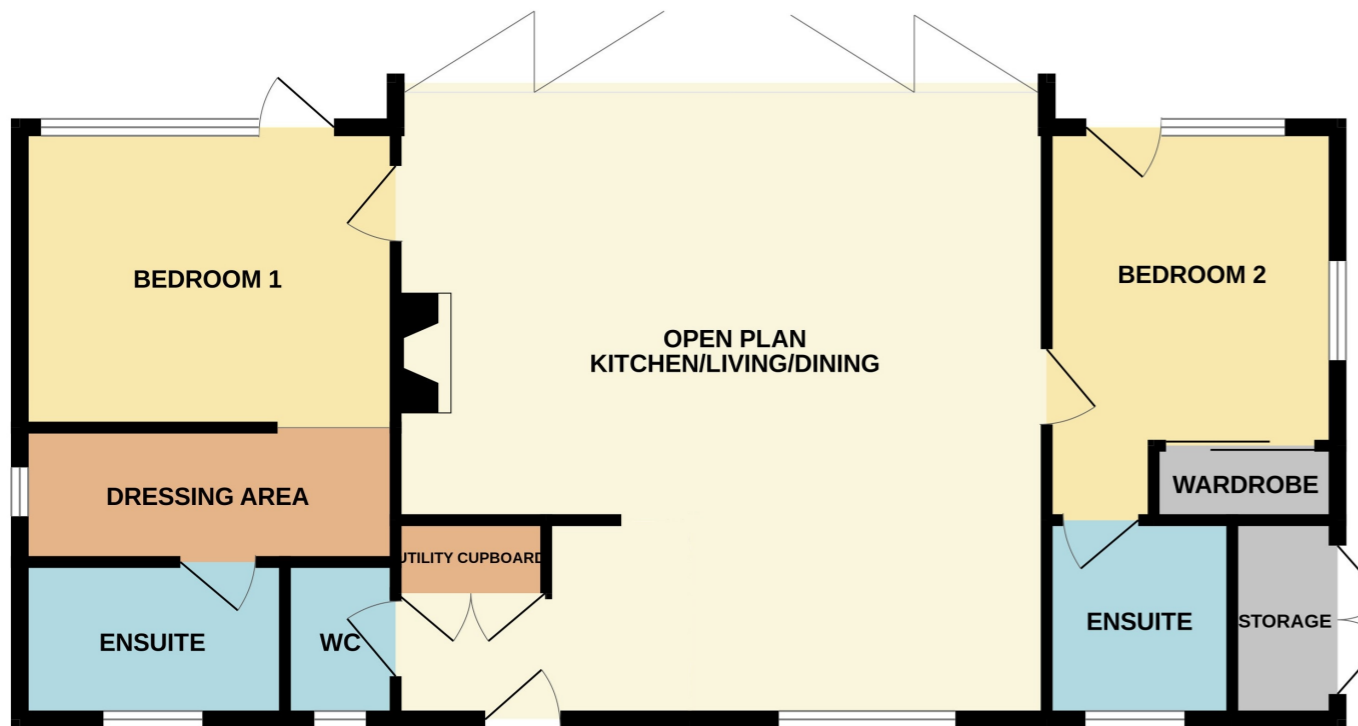




10 South Point, Tallington PE9 4RJ

£230,000



*** LAKESIDE VIEWS *** This well presented lodge has an airy, open plan kitchen/dining/living area. It benefits from bi-fold doors opening out on to the rear lakeside decking - with an inset hot tub, an ideal space to enjoy the stunning views of the lakes. This contemporary lodge has two double bedrooms, both with en-suites. Bedroom one has a spacious open dressing area with shelving and hanging rails, bedroom two has a built-in wardrobe. There is a further cloakroom, and an enclosed double storage area off the entrance area, which houses a washing machine and boiler, completing this lodge. Additionally outside, there is extensive decking, with glass balustrading, and ample off road parking to the side. The lease runs until 2060. EPC energy rating not required. Council tax band A

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE AREA

Radiator, seating bench, inset spotlights. Utility cupboard housing washing machine and boiler.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin with tiled splashback and WC. Radiator, tongue and groove to walls and ceiling. UPVC double glazed window to the front.

KITCHEN / DINING AREA / LIVING AREA

21' 7" x 21' 1" (6.58m x 6.43m) (approx)

KITCHEN

Fitted with a range of eye level and base units with worktop over, sink and drainer with stainless steel mixer swan neck tap over. Eye level oven, integrated microwave, five ring gas hob with extractor fan over. Integrated dishwasher and fridge / freezer. Breakfast bar, Tongue and groove to walls, and ceiling. UPVC double glazed window to the front.

LOUNGE / DINING AREA

Fireplace, radiator, air conditioning unit, inset spotlights, tongue and groove to ceiling and walls. UPVC double glazed bi folds to the rear.

BEDROOM ONE

12' 5" x 10' 0" (3.78m x 3.05m) (approx) UPVC double glazed windows and door to the rear. Radiator, air conditioning unit, tongue and groove to walls and ceiling.

DRESSING AREA

UPVC double glazed window to the side, built in wardrobe, inset spotlights, tongue and groove to ceiling and walls, radiator.

EN SUITE

Fitted with a three piece suite comprising walk in shower cubicle with waterfall head, inset storage, vanity wash hand basin and WC. Heated towel rail, part tiled, Tongue and groove to ceiling and walls. UPVC double glazed window to the front.

BEDROOM TWO

13' 0" x 9' 8" (3.96m x 2.95m) (approx) UPVC double glazed door and windows to the rear and side. Built in wardrobes, radiator, inset spotlights. Tongue and groove to ceiling and walls, radiator.

EN SUITE

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC. Heated towel rail, part tiled, tongue and groove to ceiling. UPVC double glazed window to the front.

OUTSIDE

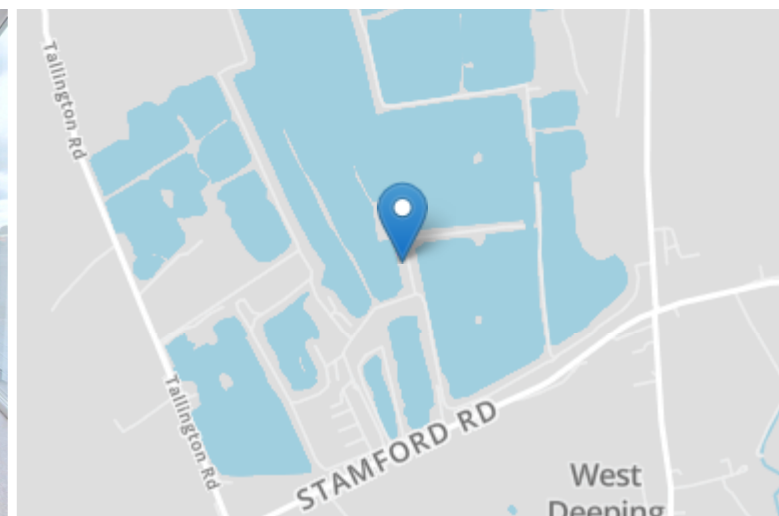
Block paved double width driveway, leads to the outside storage shed. Steps lead to front and rear decking area, enclosed by glass balustrade. Inset hot tub. Gated steps from the side decking lead to the lake and jetty.

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 2024/2025 are £4,237.53, sewage £581.76, water rates £406.09, electricity standing charge £78.32 and insurance admin fee £30.13. The lease runs to 2060.



Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.