



78 South Bank, TALLINGTON PE9 4RJ

£75,000



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 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 2037.

