



Rosedale
PROPERTY AGENTS

'Making your move easier'



2 South Bank, Tallington Lakes PE9 4RJ

£65,000



***** PEMBERTON RIVINGTON ***** This two bedroom lodge is well presented, with well maintained gardens. The accommodation comprises spacious lounge / dining / kitchen area with UPVC double glazed patio doors leading to the decking. A hallway leads to two double bedrooms, one with a bathroom en-suite, and a family shower room. Although not situated on the lake, it does benefit from a lake view. Call 01778 382300 for more information. Lease expires 2035. EPC Energy Rating Not Applicable / Council Tax Band A.

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T: 01778 382300

UPVC DOUBLE GLAZED DOOR INTO:

OPEN PLAN KITCHEN / DINING / LIVING

20' 0" (min) x 12' 01" (6.10m x 3.68m) (approx)

KITCHEN / DINER

Fitted with a range of eye level and base units with worktop over. Oven and gas hob with extractor fan over, eye level microwave, integrated dishwasher. Space for American fridge / freezer, breakfast bar. Stainless steel sink with drainer and swan neck mixer tap over. UPVC double glazed windows to each side and inset spotlights. Air conditioning unit.

LOUNGE

Fitted units, electric wall mounted fire. UPVC double glazed windows either side, UPVC patio doors to the front decking area and radiator.

HALLWAY

Radiator.

Doors to:

BEDROOM ONE

9' 01" x 8' 06" (2.77m x 2.59m) (approx) Double bedroom with walk-in wardrobe, radiator. UPVC double glazed window to the side and inset spotlights.

Door to:

EN-SUITE BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Fitted cupboard and mirror, chrome heated towel rail, extractor fan. UPVC window to the side.

BEDROOM TWO

8' 03" x 5' 06" (2.51m x 1.68m) (approx) Double bedroom with fitted wardrobe and overhead cupboards. UPVC double glazed window to the side and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Radiator, built-in cupboards housing combi boiler, extractor fan. UPVC double glazed window to the side.

OUTSIDE

To the front, a double width graveled driveway provides off road parking for multiple cars. The front garden has a raised flower bed, with mature plants and shrubbery.

To the side and rear, the expansive decking has artificial lawn. Private patio area, storage area. The shed has light and power, with space and plumbing for a washing machine.

FLOORPLAN

The floorplan 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

Annual plot fee from 1st April 2025 to 31st March 2026 £3,074.61. Sewage £607.94, water rates £424.36, electricity standing charge £81.84, insurance admin fee £31.49. The lease expires in 2035.

