



- South Facing
- 4 bedrooms
- Unique mezzanine ensuite
- Contemporary design

13 Waters Edge, Cerney Wick Lane, South Cerney, Gloucestershire,
GL7 5QH

£419,900

STUNNING 4 BEDROOM CONTEMPORARY HOLIDAY HOME. Unique features include a mezzanine ensuite to the main bedroom, south facing views and four double bedrooms. Currently used as a successful holiday let. Waters edge is a small and select holiday home developments in the Cotswold Water park. VIEWING RECOMMENDED.

Property Description

ACCOMMODATION Ground floor: Spacious open-plan living/dining area incorporating a fully equipped modern kitchen, cloakroom, separate utility room, downstairs bedroom with en-suite wet room. First floor: Master bedroom with stairs to a unique mezzanine ensuite, Two double bedrooms, family bathroom. Store cupboard on landing. Underfloor gas central heating throughout with each room individually controlled. Large glass enclosed sundeck overhanging the water. 12 months use as a holiday home. Excellent rental potential and opportunity to take over the rental business for 2017.

LIVING ROOM Front door leads into this splendid room which has glazed glass windows from floor to ceiling providing light into the room. Large sliding patio doors open the room out to a partially covered sundeck to enjoy alfresco dining. Oak wooden floors

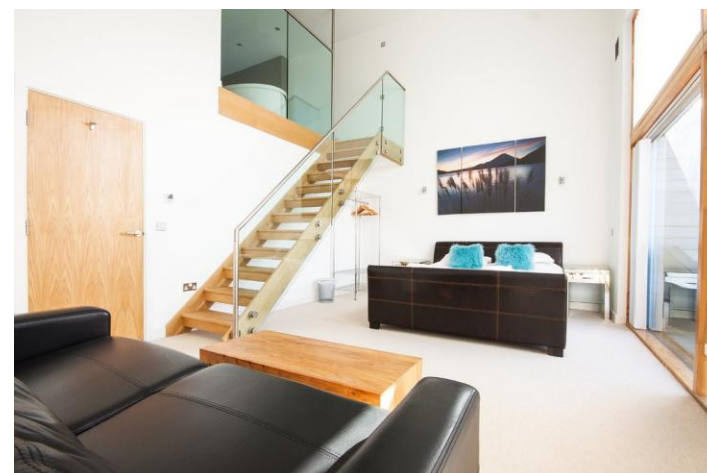
KITCHEN The kitchen is integral to the lounge area. A contemporary kitchen with quality appliances including fridge/freezer, dishwasher, integrated stainless steel electric oven and combination microwave oven. 4 ring hob with cooker hood. Black coloured kitchen units with white granite worksurface. Double bowl stainless steel sink with mixer taps

Utility:

A single bowl stainless steel sink with mixer taps. Low and high fitted cupboards. Fitted washing machine and tumble dryer. Cupboard housing water tank and space for storage

CLOAKROOM Contemporary sanitary ware in classic white. Low level WC, wash hand basin with chrome mixer taps. Tiled floor & splashbacks

DOWNSTAIRS BEDROOM A good sized double or twin bedroom situated on the ground floor with sliding patio doors leading out onto small paved terrace .





ENSUITE A large attractive wet-room with walk in shower, pedestal wash-hand basin, low level WC. Fully tiled. Heated towel rail

MASTER BEDROOM A spectacular bedroom with floor to ceiling glazed windows and sliding patio doors leading out on to its own balcony. Large enough for a bed and seating area. Stairs lead up to the mezzanine ensuite

MEZZANINE ENSUITE Lay in the bath and take in the views! The en-suite is open plan with a freestanding oval shaped bath with mixer taps. Thermostatic chrome shower with shower enclosure, pedestal hand wash basin, low level WC. Storage space.



3RD BEDROOM A double bedroom with window and velux window with high ceilings

4TH BEDROOM A double bedroom with window

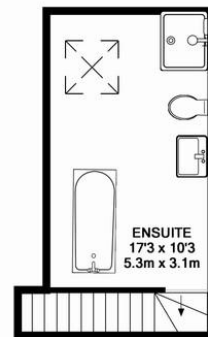
FAMILY BATHROOM Full length bath with shower and glass screen, WC, wash hand basin. Fully tiled. Heated towel rail

OUTSIDE The property has a very large sun deck which overhangs the lake and gives access to the water for launching a canoe/kayak. Ample room for table and 8 chairs and BBQ. Two store cupboards provide storage for outdoor furniture etc. South facing views over the lake. Parking for two cars outside. The development has a 28 acre lake which can be used by the residents and guests for fishing and boating.





1ST FLOOR
APPROX. FLOOR
AREA 832 SQ.FT.
(77.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 211 SQ.FT.
(19.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 815 SQ.FT.
(75.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1857 SQ.FT. (172.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LEISURE FACILITIES

A whole host of additional leisure pursuits are available in Cotswold Water Park area including: - Water-Skiing, Wind-surfing, Sailing, Canoeing, Fishing (Fly and Coarse), Horse-riding, Picturesque walks and off-road cycling (suitable for children), Clay Pigeon Shooting, Go Karting, Quad Bikes, Swimming and Golf (Charges apply).

HOLIDAY USE

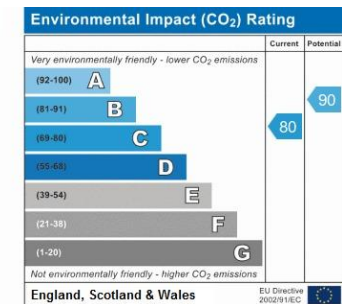
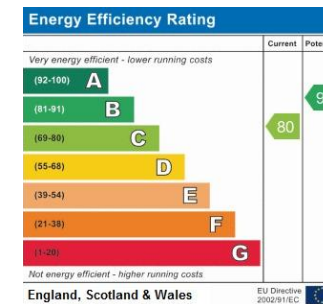
The lodges are classed as holiday homes and cannot be lived in permanently. The potential exists for purchasers to generate additional rental income through holiday lets and Orion can assist you. The properties can be used throughout the 12 months as a holiday home.

ANNUAL RUNNING COSTS 2017/18

The properties are leasehold with a 999 year lease.
Ground rent: £1,450 incl. VAT approx.
Service Charge: £3,500 incl. VAT approx.
Council tax band E: £2,199.70

TRANSPORT CONNECTIONS

Nearest train stations: Kemble (1hr10 to London), & Swindon (1hr to London). Nearest motorway: 20 mins from Junction 15 of M4.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements