

LAUREL & WYLDE

ESTATE AGENTS



TM41 Meadow Lakes, St. Austell, PL26 7JG £199,950

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** MEADOW LAKES FAMILY OWNED LEISURE PARK *** SET IN 56 ACRES WITH STUNNING VALLEY AND WOODLAND VIEWS *** OPEN MID MARCH - MID JAN*** OUTDOOR POOL *** PLAY BARN WITH SOFT PLAY & POOL TABLES *** PETTING FARM WITH PONIES, DONKEYS, GOATS, DUCKS, RABBITS AND GEESE *** ON PARK SHOP & CAFE *** 4 BEAUTIFUL FISHING LAKES *** DOG WALKING FIELD *** CHILDRENS OUTDOOR ADVENTURE PLAY AREA *** WOODLAND WALKS *** PRIVATE PARKING FOR ALL LODGES *** FULLY SURROUNDING DECKS AND HOT-TUBS AVAILABLE TO PURCHASE *** PRIVATE WI-FI FOR EVERY LODGE *** PIPED GAS *** FREE SMART TV ***

Important Site Info & Supplies

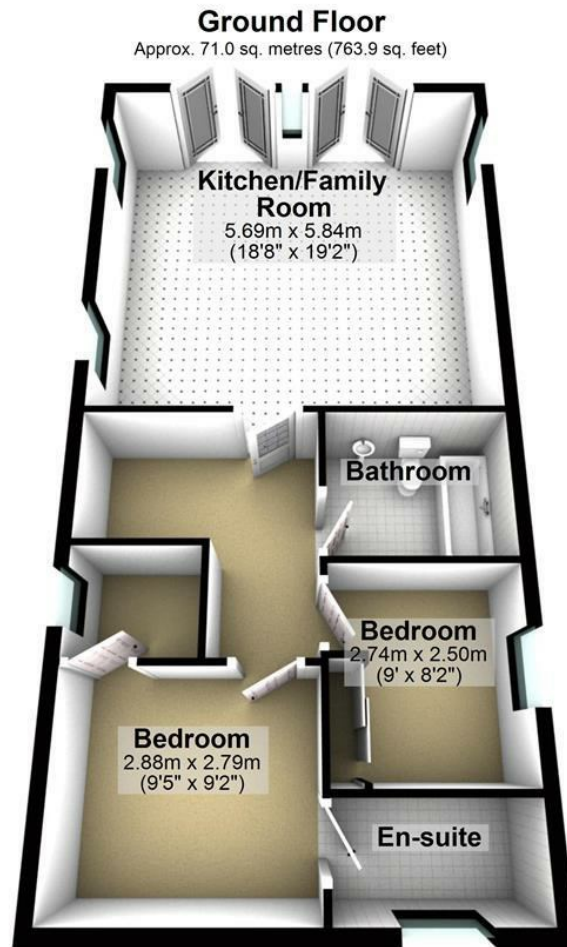
Free site fees until February 2026

Free rates until April 2025

Site fees range between £4105.00 - £4930.00 depending on area and size of home

Rates between £442-£655 again depending on area and size of unit

Gas, Elec and water metered



Total area: approx. 71.0 sq. metres (763.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		