



73 ISIS LAKE

SPINE ROAD, SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LT

A SUPERB EXAMPLE OF A MODERNISED 3 BEDROOM, VOID CONVERSION HOLIDAY HOME, WITH ELECTRIC COMBI BOILER AND RADIATORS THROUGHOUT. THE BEAUTIFUL, OPEN PLAN, BESPOKE ISLAND KITCHEN COMPLEMENTS THIS LAKESIDE PROPERTY.

£410,000 (UN-FURNISHED - LEASEHOLD)

- **A LARGE CONVERTED 3 BEDROOM HOLIDAY HOME WITH LOFT STORAGE**
- **FULL CENTRAL HEATING THROUGHOUT**
- **SOUTH FACING EXTENDED DECKING**
- **BEAUTIFUL BESPOKE ISLAND KITCHEN WITH RANGEMASTER STOVE**

Entrance Porch

The front porch has been replaced with a uPVC porch and composite decking boards.

Kitchen

Beautiful bespoke kitchen complete with electric Rangemaster dual oven cooker with 5 zone ceramic hob. Dishwasher. Tiled flooring throughout.

Utility room and WC

Downstairs wash hand basin and WC. Plumbing for Washing machine and dryer in the void area.

Lounge/Diner

A large open plan lounge with dining room - Wood flooring throughout. A set of uPVC double doors to a large decking area overlooking Isis carp lake. Radiators with full central heating throughout. Wood burning stove included.

Master bedroom

Master bedroom with built in wardrobes, dressing room & en-suite shower room, WC and wash hand basin. Southerly views over the Isis fishing lake.

Bedroom 2

Twin or double bedroom with built in wardrobe.

Bedroom 3

Twin or double bedroom.

Dressing Room

A dressing room off the master bedroom with ships ladder leading to extra loft storage room in the eaves.

Family Bathroom

Family bathroom with WC and wash hand basin.

Outside

A well protected private south facing deck looking over the water. Parking to the front of the crescent. Communal gardens to the rest of the resort, tennis courts, children's play area, boules court and pavilion area.

Services

Mains electricity, mains water, satellite TV & BT phone line (subject to connection charges).

Management

This holiday lodge is subject to an annual service charge (£3361.87 Incl. VAT) & ground rent (£3091.64 Incl. VAT). This includes 24 hour gated security, gardens & landscaping, sporting pursuits such as health club, golf, fishing & tennis.

Restrictions

This lodge can be used 12 months per annum as a holiday home.



Watermark, Summer Lake, South Cerney,
Cirencester, Gloucestershire. GL7 5LW
Tel: 01285 869031 Fax: 01285 862977
E-mail: markbrown@watermarkcotswolds.com www.watermarkcotswolds.com

SERVICE CHARGES

The Peninsula, The Landings, Summer Lake (four nominated members per lodge).

Isis lakes & Windrush Lakes (two nominated members per lodge).

Spring Lake owners have the option to join The Watermark Club.

This includes:

- 24 hour security
- Refuse collection
- Pest control
- Sewage system
- TV system
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- Electricity (on site - not individual lodge bills)
- Site manager costs
- Groundsmen's wages
- Site lighting

Owners on all the Watermark Lakes (except Spring Lakes, who can opt to join) enjoy membership to the Watermark Club via the service charge. These memberships are not transferable and apply to the nominees only. You get to enjoy the following activities:

The Gym – Spring Lake – Lodge owners benefit from use of the gym. The fully air-conditioned gym, overlooking the ski lake, is equipped with the latest cardiovascular equipment and has a range of free weights. There are well equipped changing room facilities with lockers, showers and hairdryers.

Golf - As an owner, you are entitled to golf for the nominated members at either of the following golf courses up to 25 times per year. All golf can be booked up to seven days in advance for the nominated members and additional green fees can be booked at subsidised rates. All bookings should be made at the Watermark Brasserie reception on Spring Lake and are subject to availability. Email: watermarkclub@lakeside-bar.co.uk or Tel: 01285 860606.

Wrag Barn Golf Club - This is an 18-hole challenging golf course just outside the historic town of Highworth. A maximum 18 handicap is recommended to play here. Golf is not available before 12pm on Saturdays or Sundays and a strict dress code is operated for all golfers (golf shoes must be worn at all times on the course and jeans, trainers, tracksuit bottoms & collarless shirts are not allowed on course or in the clubhouse). All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

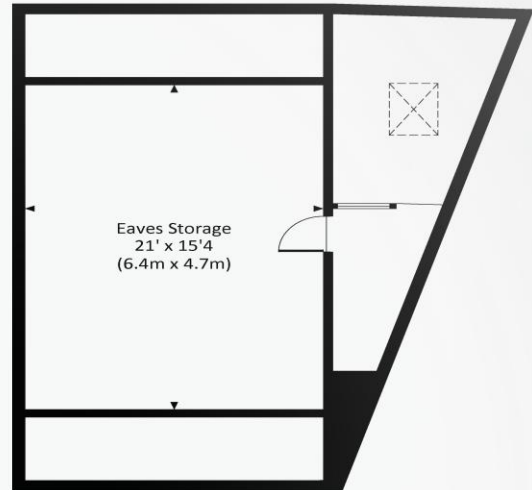
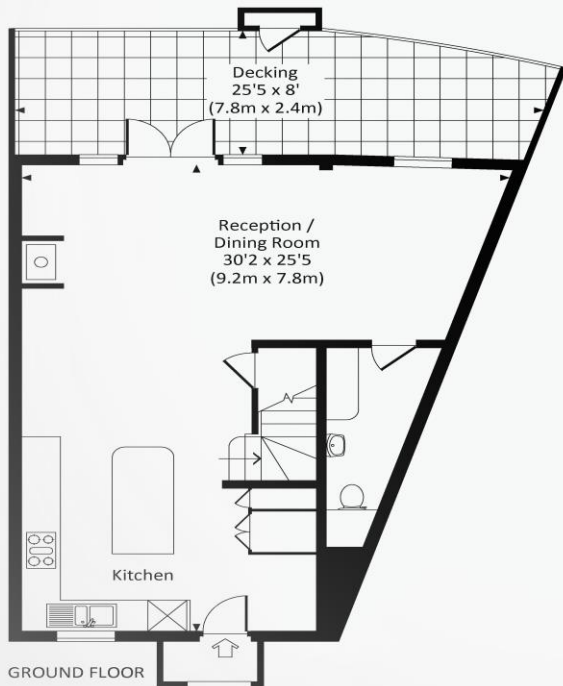
Cricklade Hotel Golf Course - This 9-hole course (5 x Par threes and 4 x 4 Par fours) is only a 15 minute drive from the resorts, on the outskirts of the town of Cricklade (on the B4040). All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

Cricklade House & Fritillary Spa – The Pool & Gym are only a 15 minute drive from the resorts, on the outskirts of the town of Cricklade (on the B4040). All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability, watermarkclub@lakeside-bar.co.uk

ISIS LAKE, GL7

Approx. gross internal area 1240 Sq Ft. / 115.2 Sq M.

Approx. gross internal area 1608 Sq Ft. / 149.4 Sq M. Inc. Eaves Storage



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

Energy Performance Certificate



73 Isis Lakes, Spine Road East, South Cerney, CIRENCESTER, GL7 5TL

Dwelling type: Mid-terrace house **Reference number:** 0708-2889-7256-9397-5785
Date of assessment: 11 May 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 14 May 2013 **Total floor area:** 120 m²

Use this document to:

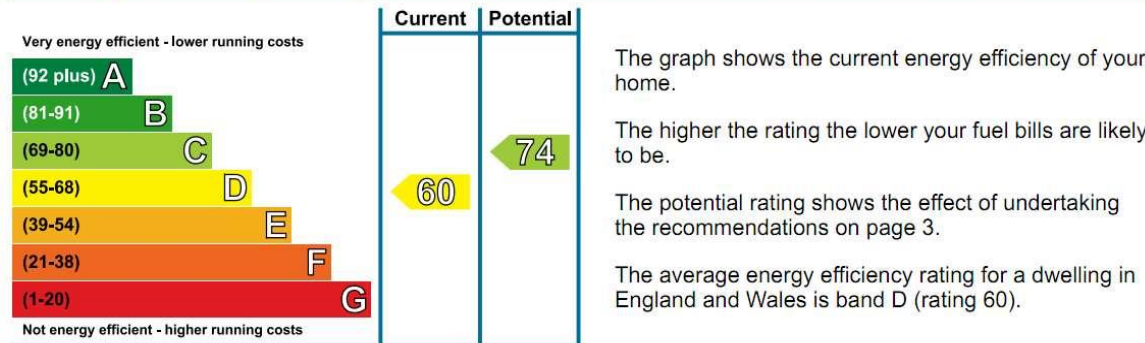
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,408
Over 3 years you could save	£ 372

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 192 over 3 years	
Heating	£ 2,586 over 3 years	£ 2,583 over 3 years	
Hot Water	£ 462 over 3 years	£ 261 over 3 years	
Totals	£ 3,408	£ 3,036	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 87	
2 Low energy lighting for all fixed outlets	£135	£ 99	
3 Solar water heating	£4,000 - £6,000	£ 186	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.