



38 WINDRUSH LAKE

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

NEW ENGLAND STYLE 3 BEDROOM SEMI-DETACHED HOLIDAY HOME ON WINDRUSH LAKE
ON THE WATERMARK RESORT IN THE HEART OF THE COTSWOLDS.

£365,000 (FURNISHED - LEASEHOLD)

- **HOLIDAY HOME WITH A GOOD RECORD OF RENTAL BOOKINGS**
- **FULLY FURNISHED TURN KEY PROPERTY**
- **SEMI-DETACHED LODGE WITH VIEWS ACROSS THE LAKE**
- **THREE BEDROOMS WITH MASTER ENSUITE SHOWER**

Kitchen 10' 8" x 7' 11" (3.25m x 2.41m)

Fully fitted kitchen with integrated fridge/freezer, oven with electric hob, dishwasher and washer/dryer. Wood effect flooring throughout.

Lounge/Diner 25' 3" x 15' 5" (7.69m x 4.70m)

Wood effect flooring throughout, French windows leading onto a private deck overlooking Windrush Lake.

Master bedroom 13' 5" x 10' 11" (4.08m x 3.34m)

Master bedroom with en-suite shower and wardrobe.

Bedroom 2 9' 10" x 6' 11" (2.99m x 2.11m)

Double bedroom

Bedroom 3 9' 10" x 8' 2" (2.99m x 2.49m)

A small double bedroom.

Family Bathroom

with Wc, wash hand basin & bath with shower over.

Outside

A well protected south east facing deck with stunning lake views. Parking to the front of the lodge and communal gardens to the rest of the resort. Tennis courts & pavilion.

Management

This New England style lodge is subject to an annual service charge (£3504.39 Incl. VAT) & ground rent (£2614.61 Incl. VAT). This includes 24 hour gated security, gardens & landscaping, sporting pursuits such as health club, golf, fishing & tennis.

Services

Mains water, mains electricity, mains gas, Satellite TV and BT phone line (subject to connection charges)

RESTRICTIONS

This property can be used throughout the year 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.

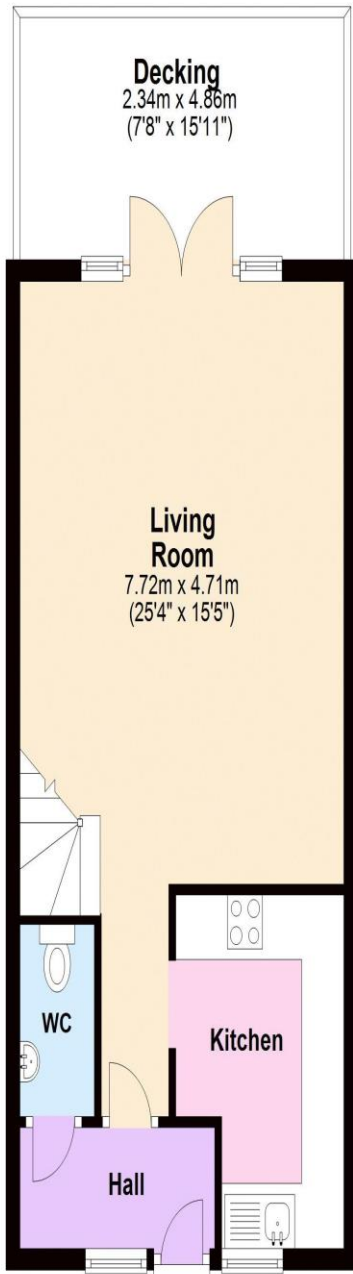
Wrag Barn Golf Club - This is an 18-hole challenging golf course just outside the historic town of Highworth. A maximum 18 handicap is recommended to play here. Golf is not available before 12pm on Saturdays or Sundays and a strict dress code is operated for all golfers (golf shoes must be worn at all 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

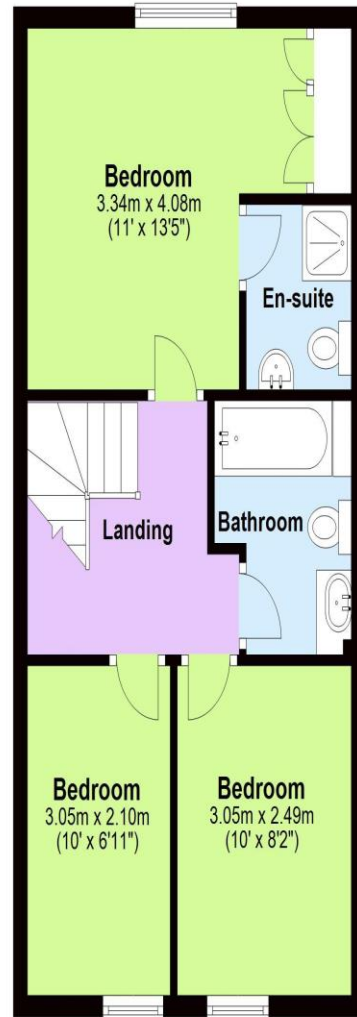
Ground Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 82.9 sq. metres (892.5 sq. feet)

Energy performance certificate (EPC)

| | | | |
|--|---------------|---------------------|--------------------------|
| 38 Windrush Lake Spine Road East SOUTH CERNEY GL7 5TJ | Energy rating | Valid until: | 23 May 2034 |
| | C | Certificate number: | 2921-7846-2312-1151-1822 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 83 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

