



50 SUMMER LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LW

A 4 BEDROOM DETACHED LODGE WITH IT'S OWN STUNNING ROOF TOP TERRACE OVERLOOKING SUMMER LAKE. LARGE DECK AND JETTY. THE PROPERTY CAN BE USED 12 MONTHS PER ANNUM AS A HOLIDAY HOME.

£950,000 (UN-FURNISHED - LEASEHOLD)

- **UPSIDE DOWN LIVING WITH ROOF TOP TERRACE**
- **4 BEDROOM WITH MASTER EN-SUITE AND LARGER FAMILY BATHROOM**
- **2020 SQUARE FOOT INTERNAL FLOOR AREA - SOUTH EAST FACING**
- **EXTENDED LAKESIDE DECKED JETTY & SEPARATE BOAT STORE**

Entrance Hallway

Ceramic tiled entrance hallway which leads to all the bedrooms & utility room on the ground floor. Rointe electric heating throughout the house.

Bedroom 1 15' 7" x 13' 8" (4.75m x 4.16m)

Ground floor carpeted bedroom with en-suite shower room and stunning views directly over Summer Lake. Built in wardrobes.

Bedroom 2 11' 5" x 8' 11" (3.48m x 2.72m)

Ground floor carpeted bedroom and views directly over Summer Lake. 2 x built in wardrobes.

Bedroom 3 12' 6" x 12' 7" (3.81m x 3.83m)

Ground floor carpeted bedroom currently a sitting room. Built in wardrobes.

Bedroom 4 or office 12' 9" x 7' 1" (3.88m x 2.16m)

Currently an office but could easily become a fourth carpeted bedroom.

Family shower room

Family shower room with Wc and wash hand basin.

Utility room

Space for washing machine and drier with sink.

Kitchen - First floor 12' 4" x 11' 2" (3.76m x 3.40m)

Fully fitted designer kitchen with central island & views over Summer Lake. Neff induction hob with powerful Neff pop up extraction, 2 x Neff ovens with plate warmer, dishwasher, wine fridge & Quooker tap. Ceramic floor tiles throughout.

Open plan living and dining area - First floor 22' 4" x 18' 5" (6.80m x 5.61m)

Stunning views over Summer Lake with vaulted ceilings, Sonos sound system, ceramic flooring throughout and 2 x sets of bi-fold doors to roof terrace. WC and wash hand basin off the main living area. New England style plantation shutters throughout. Rointe electric radiators throughout.

Roof top terrace

Roof terrace with glass balustrades and views over Summer Lake.

Outside

This particular property has side storage, a fixed jetty, solar panels and front composite decking. It also comes with a separate lock up/boat store/garage.

Management

Barnsdales are the managing agents for Summer Lake. Ground rent = £2300.40 Incl. Vat per annum. Service Charge = £3947.29 Incl. Vat per annum.



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SERVICE CHARGES

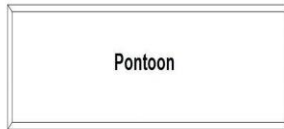
Summer Lake.

This includes:

- Refuse collection
- Pest control
- Sewage 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

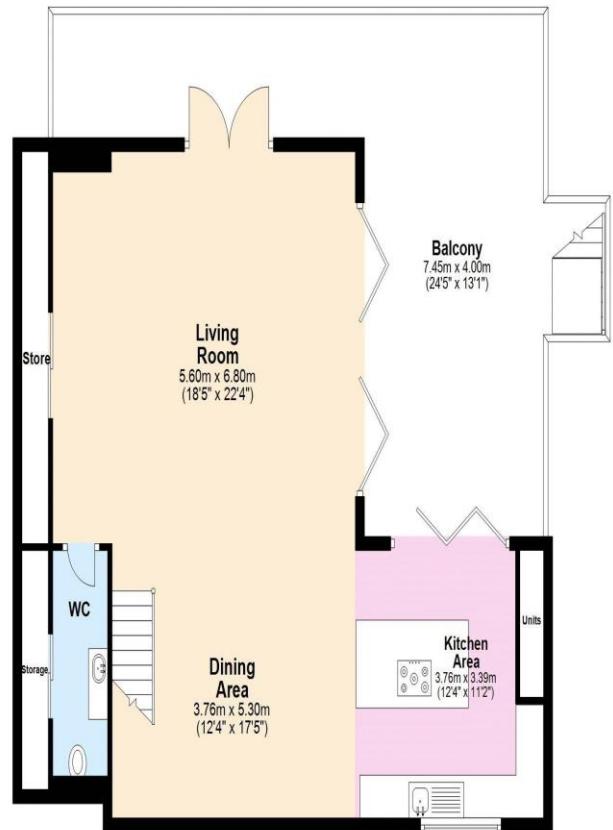
Ground Floor

Approx. 105.8 sq. metres (1138.3 sq. feet)



First Floor

Approx. 75.5 sq. metres (813.1 sq. feet)



Total area: approx. 181.3 sq. metres (1951.4 sq. feet)

Energy performance certificate (EPC)

50 Summer Lake
Spine Road East
South Cerney
CIRENCESTER
GL7 5LW

Energy rating

C

Valid until:

13 September 2030

Certificate number:

9378-0008-7311-7220-0204

Property type

Detached house

Total floor area

187 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 C.

[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

