



44 SUMMER LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LW

**AN IMMACULATE 4 DOUBLE BEDROOM DETACHED HOLIDAY LODGE, WITH IT'S OWN
EXTENDED ROOF TOP TERRACE, OVERLOOKING SUMMER LAKE.**

OFFERS IN EXCESS OF £950,000 (UN-FURNISHED - LEASEHOLD)

- **UPSIDE DOWN LIVING WITH SOLAR PANELS ON ROOF**
- **4 BEDS WITH 2 ENSUITES & A FAMILY BATHROOM**
- **2020 SQ FT WITH LARGE TERRACE AND HOT TUB ON GROUND FLOOR**
- **WATERSIDE DECKED JETTY**

Entrance Hallway

A large spacious hallway leading to 4 x downstairs bedrooms, a utility room and games room. Electric Rointe radiators throughout the property.

Bedroom 1

Ground floor with en-suite bathroom, built in wardrobe and doors out on to a large composite deck with hot tub and frameless glass, directly overlooking Summer Lake.

Bedroom 2 13' 10" x 12' 8" (4.21m x 3.86m)

Groundfloor bedroom with en-suite shower & built in wardrobe. French doors giving access to the ground floor composite decking and frameless glass balustrade, stunning views directly over Summer Lake. Electric Rointe radiators.

Bedroom 3 12' 8" x 12' 6" (3.86m x 3.81m)

Groundfloor bedroom, built in wardrobe with access to family bathroom. Rointe electric radiators.

Bedroom 4 12' 8" x 6' 11" (3.86m x 2.11m)

4th groundfloor bedroom with access to family bathroom. Electric Rointe radiator heating.

Family Bathroom

Family bathroom with bath tub and shower, WC and wash hand basin.

Kitchen/Diner - upstairs

Fully fitted designer kitchen from Porcelenosa

Living Room - upstairs

With vaulted ceilings and bi-fold doors to a frameless glass first floor terrace with composite decking. Rointe electric radiators throughout.

Roof top terrace 24' 1" x 17' 0" (7.34m x 5.18m)

Large roof terrace with frameless glass balustrades and stunning views over Summer Lake.

Management

Barnsdales are the managing agents for Summer Lake. Ground rent = £2,300.40 (Incl. Vat per annum). Service Charge = £3,949.29 (Inc.Vat per annum).



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Cirencester, Gloucestershire. GL7 5LW
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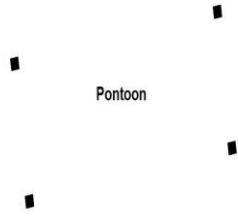
SERVICE CHARGES

Summer Lake.

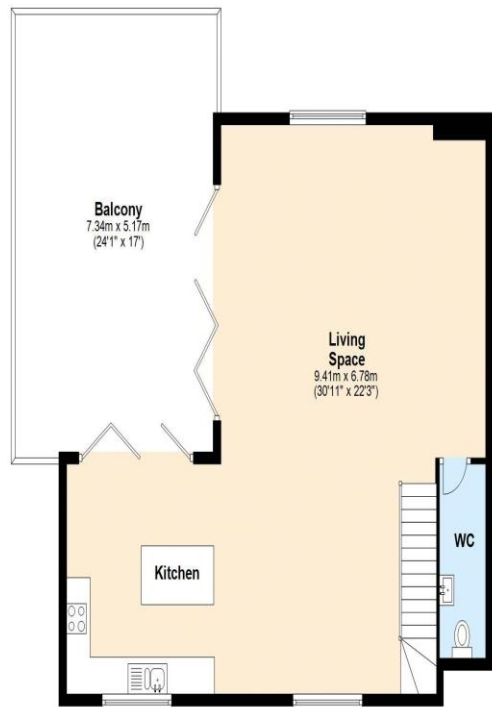
This includes:

- 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. 106.1 sq. metres (1142.2 sq. feet)



First Floor
Approx. 76.0 sq. metres (840.0 sq. feet)



Total area: approx. 184.2 sq. metres (1982.2 sq. feet)

Energy performance certificate (EPC)

44 Summer Lake, The Watermark Spine Road East South Cerney CIRENCESTER GL7 5LW	Energy rating	Valid until:	13 February 2029
	C	Certificate number:	8421-7932-4610-3964-3996

Property type	Detached house
Total floor area	156 square metres

Rules on letting this property

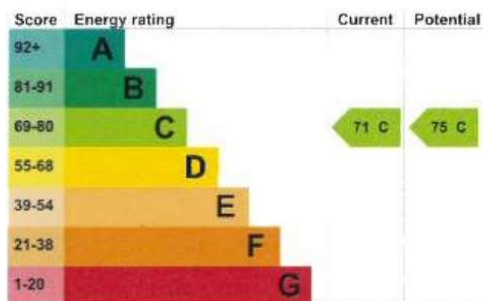
Properties can be let if they have an energy rating from A to E.

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