



14 SUMMER LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LW

4 BEDROOM SEMI-DETACHED SOUTH WEST FACING LAKESIDE LODGE SET ON THE WATERS
EDGE, AT SUMMER LAKE.

£735,000 (UN-FURNISHED - LEASEHOLD)

- 12 MONTHS USAGE AS A HOLIDAY HOME
- BALCONY FROM MASTER BEDROOM OVERLOOKING THE LAKE
- OPEN PLAN KITCHEN/LIVING/DINING AREA & JETTY
- 24 HOUR GATED CCTV SECURITY

Entrance hall 0' 0" x 0' 0" (0.00m x 0.00m)

Sitting/dining room 26' 1" x 20' 8" (7.94m x 6.29m)

Large open plan sitting/dining area with doors out on to the south/west facing decking area. Wood floors throughout and underfloor heating.

Kitchen 10' 11" x 10' 2" (3.32m x 3.10m)

Fully fitted integrated kitchen with granite worktops and gas hob.

Cloakroom 6' 4" x 5' 0" (1.93m x 1.52m)

WC & wash hand basin with a separate cupboard for a washing machine and condensing dryer.

Master bedroom 16' 6" x 9' 11" (5.03m x 3.02m)

Master bedroom with en-suite shower, built in wardrobe and balcony overlooking Summer Lake.

Bedroom 2 10' 0" x 9' 5" (3.05m x 2.87m)

Bedroom 2 with built in wardrobe & an en-suite shower room.

Bedroom 3 10' 6" x 8' 5" (3.20m x 2.56m)

Bedroom 3 - double bedroom with built in wardrobe and en-suite bathroom.

Study or Bedroom 4 10' 6" x 7' 3" (3.20m x 2.21m)

A single room or study with storage space above.

Attic space & storage area 17' 0" x 10' 5" (5.18m x 3.17m)

Outside

A private decking with southwest facing lake views and mooring jetty, parking to the front of the property, tennis court and communal garden areas throughout the rest of the resort.

Services

Mains water, gas, electricity, broadband/telephone (subject to connection charges).

Management

This New England style holiday home is subject to an annual management charge (£3,947.29 incl.Vat) run by Barnsdales, which includes gated security, gardens & landscaping. This leasehold property has 982 years remaining and the ground rent is £2,300.40 incl.VAT which increases by the Retail Price Index each year. There is an option to pay £40K to reduce the Ground Rent to a peppercorn rent.



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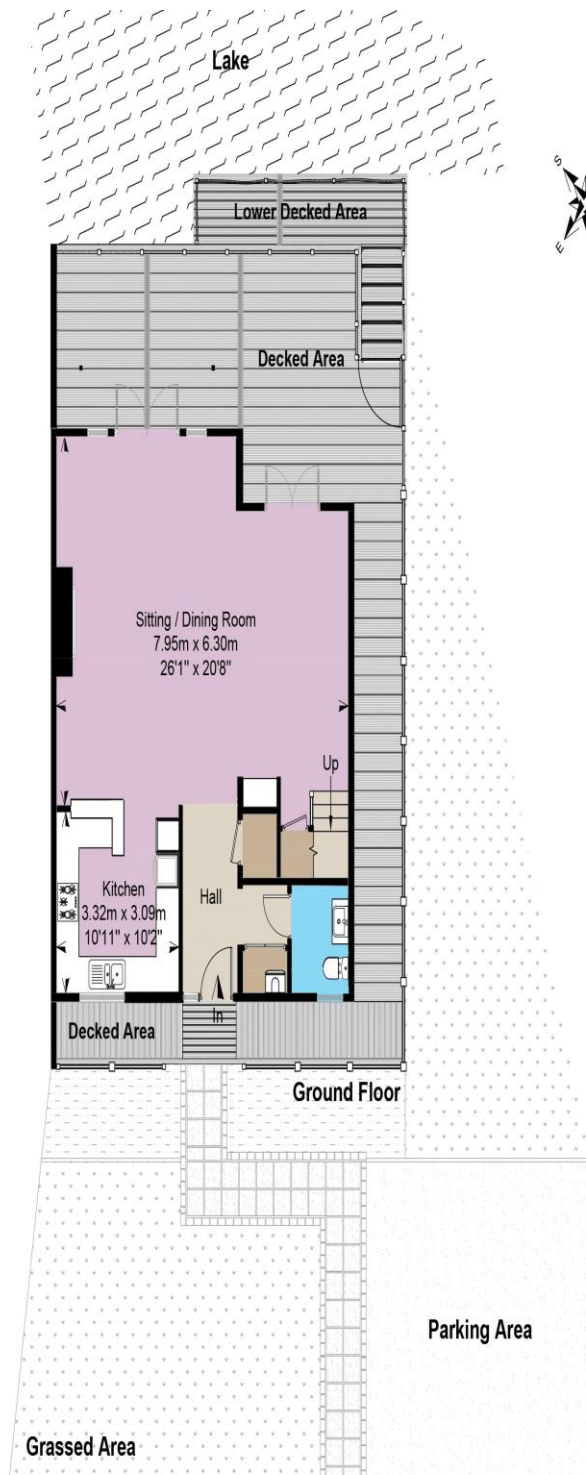
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SERVICE CHARGES

Summer Lake.

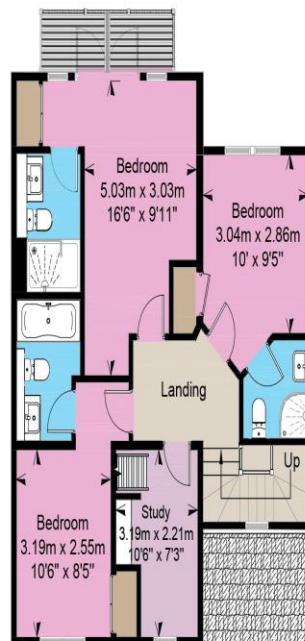
This includes:

- 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

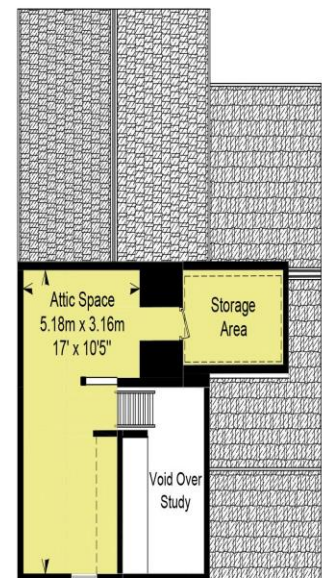


14 Summer Lake, Spine Road East, South Cerney, Gloucestershire

House	Approximate IPMS2 Floor Area
Attic Space	137 sq metres / 1475 sq feet
Total	156 sq metres / 1679 sq feet
(Includes Limited Use Area)	14 sq metres / 150 sq feet



First Floor



Attic Space
Accessed Via Ladder

[] = Limited Use Area

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Energy performance certificate (EPC)

14 Summer Lake Spine Road East South Cerney CIRENCESTER GL7 5LW	Energy rating C	Valid until:	8 June 2034
		Certificate number:	4800-2831-0322-8302-3643

Property type	Semi-detached house
Total floor area	138 square metres

Rules on letting this property

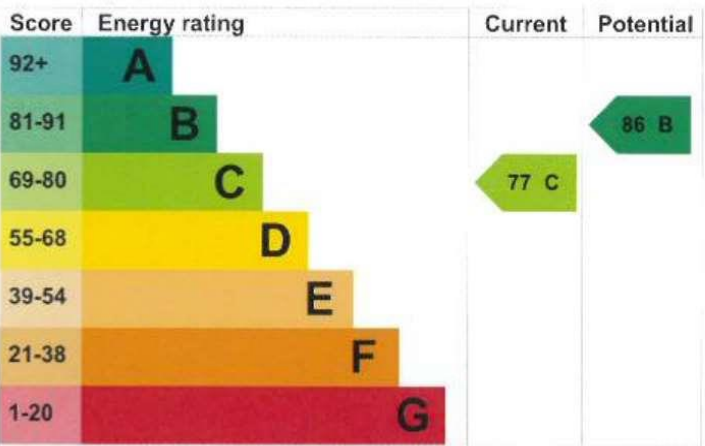
Properties can be let if they have an energy rating from A to E.

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

Breakdown of property's energy performance