

# Cotswold LAKES & ESCAPES

*by Watermark*



## **40 WINDRUSH LAKE**

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

3 BEDROOM SEMI-DETACHED, FULLY FURNISHED PROPERTY, IN THE SOUGHT AFTER WATERMARK DEVELOPMENT WITH STUNNING VIEWS OF THE LAKE. HOLIDAY HOME IN A GATED DEVELOPMENT WITH 24 HOUR SECURITY.

**£365,000 (FURNISHED - LEASEHOLD)**

- **THREE BEDROOM SEMI-DETACHED HOLIDAY HOME**
- **EXCELLENT HOLIDAY RENTAL PROPERTY**
- **LOVELY VIEWS ACROSS THE LAKE**
- **FULLY FURNISHED - SOLD AS SEEN**

**Entrance Hall**

Front door into the entrance hall with a WC and wash hand basin.

**Kitchen 10' 8" x 7' 10" (3.25m x 2.39m)**

Fully fitted kitchen with integrated appliances - dishwasher, washer/dryer, oven, electric hob, fridge and freezer.

**living/dining room 25' 4" x 15' 5" (7.72m x 4.70m)**

Wood effect flooring, with French doors leading to the outside decking and stunning views over Windrush Lake.

**Bedroom One 11' 0" x 10' 0" (3.35m x 3.05m)**

Master bedroom, carpeted, built in wardrobe space with en-suite shower and views over Windrush Lake.

**Bedroom Two 10' 0" x 8' 1" (3.05m x 2.46m)**

Carpeted double bedroom.

**Bedroom Three 10' 0" x 6' 10" (3.05m x 2.08m)**

A small carpeted double bedroom.

**Family bathroom**

Comprising of a bath with shower over, WC and wash hand basin.

**Outside**

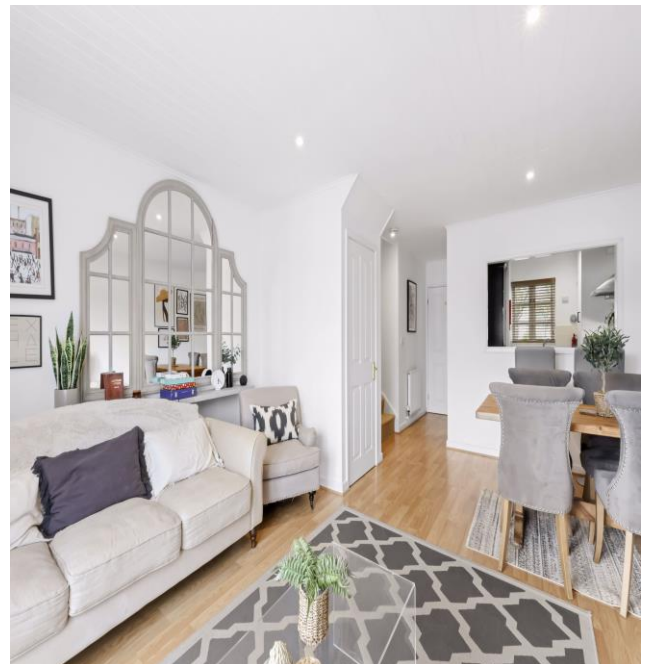
Private deck with views over Windrush Lake, parking spaces available to the front of the property and communal garden areas throughout the rest of the resort. tennis courts and pavilion, children's play area, boules area and golf practice net.

**Services**

Mains water, mains gas and mains electricity.

**Management**

This holiday home is subject to an annual management charge (£3570.37 incl.Vat) & ground rent (£2700.18 incl.Vat) which includes 24 hour gated security, gardens and landscaping, all the sporting and leisure facilities including health club, golf, fishing and tennis.



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## 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. Tel: 01285 860606

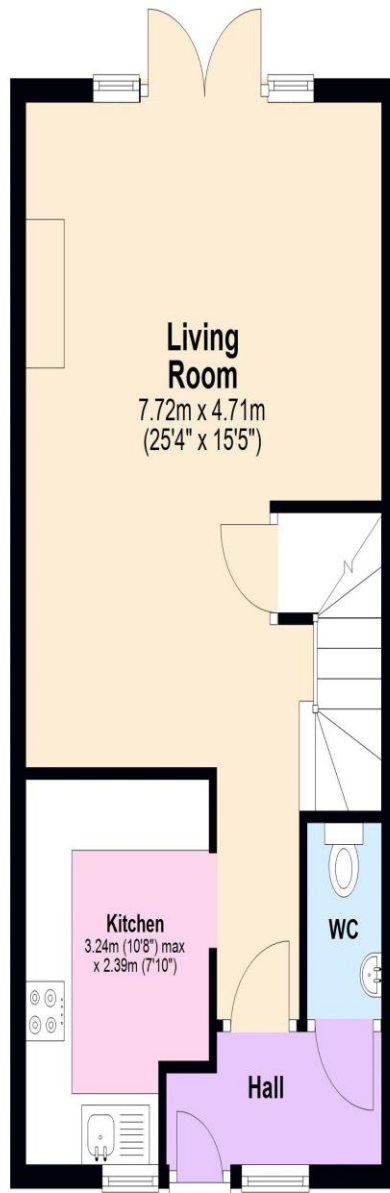
**Wrag Barn Golf Club** - This is an 18-hole challenging golf course just outside the historic town of Highworth. A maximum 18 handicap is recommended to play here. Golf is not available before 12pm on Saturdays or Sundays and a strict dress code is operated for all golfers (golf shoes must be worn at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

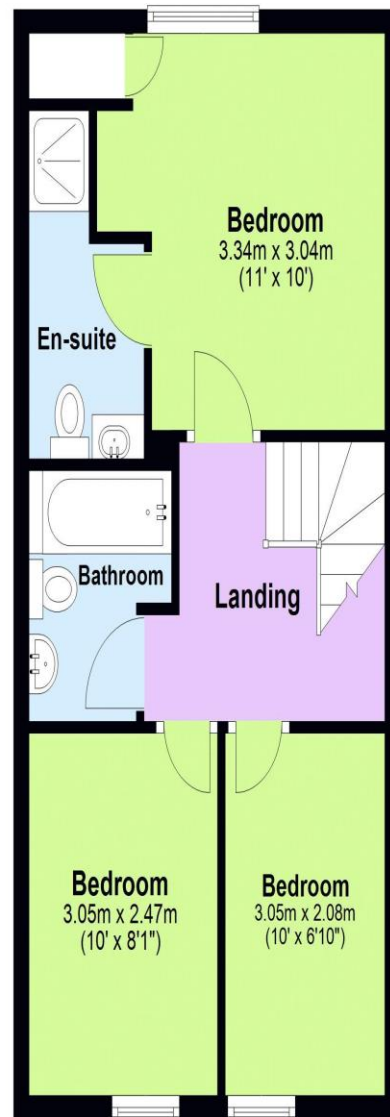
## Ground Floor

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



## First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 81.6 sq. metres (878.7 sq. feet)

**40 Windrush Lake, CIRENCESTER**

# Energy performance certificate (EPC)

|                                                             |                           |                                                        |
|-------------------------------------------------------------|---------------------------|--------------------------------------------------------|
| 40 Windrush Lake<br>The Watermark<br>CIRENCESTER<br>GL7 5TJ | Energy rating<br><b>C</b> | Valid until:<br><b>5 March 2035</b>                    |
|                                                             |                           | Certificate number:<br><b>2114-9191-3013-1780-2111</b> |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 82 square metres    |

## Rules on letting this property

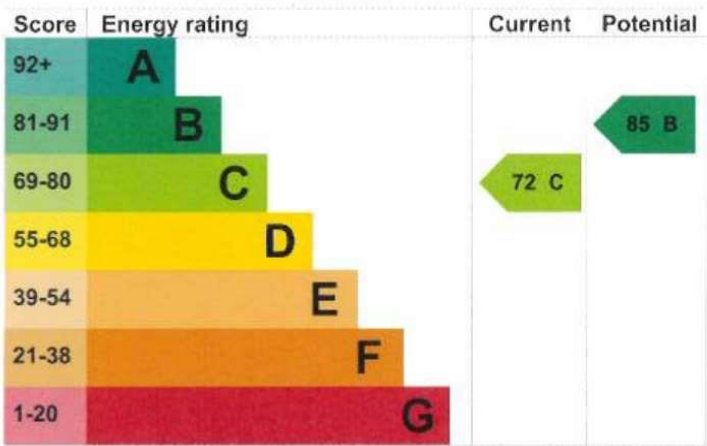
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/come-st-c-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/come-st-c-private-rented-property-minimum-energy-efficiency-standards-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