



35 - THE DECK HOUSE SUMMER LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LW

UPSIDE DOWN LIVING - A THREE DOUBLE BEDROOM (ALL ENSUITE) DETACHED LODGE WITH IT'S OWN ROOF TOP TERRACE OVERLOOKING SUMMER LAKE. PERMISSION TO INSTALL A LOG BURNER & AIR CONDITIONING.

£850,000 (UN-FURNISHED - LEASEHOLD)

- **3 BEDROOMS - ALL EN-SUITE - ELECTRIC ROINTE HEATING THROUGHOUT**
 - **PRIVATE JETTY & PONTOON**
- **KARNDEAN FLOORING & SOLAR PANELS**
- **TRANQUIL VIEWS OVER SUMMER LAKE**

Bedroom 1 13' 7" x 18' 0" (4.14m x 5.48m)

En suite shower - fully tiled wall to ceiling. Stunning views over Summer Lake.

Bedroom 2 11' 11" x 12' 7" (3.63m x 3.83m)

Bedroom with a bathroom, WC and wash hand basin. Stunning views over Summer Lake.

Bedroom 3 11' 11" x 12' 7" (3.63m x 3.83m)

En-suite shower - fully tiled wall to ceiling.

Kitchen/Living room 30' 8" x 23' 0" (9.34m x 7.01m)

Karndean flooring throughout. Fridge/freezer, induction hob, Neff oven & dishwasher.

Roof top terrace 34' 0" x 12' 2" (10.36m x 3.71m)

Composite Decking with raised views over Summer Lake.

Management

Barnsdales are the managing agents for Summer Lake. Ground rent = £2,431.44 Incl. Vat per annum.

Service Charge = £3,978.57 Incl. Vat per annum. 12 months occupancy as a holiday home.

Utility room

Utility room off the hallway with plumbing for a washing machine and condensing dryer.



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SERVICE CHARGES

Summer Lake.

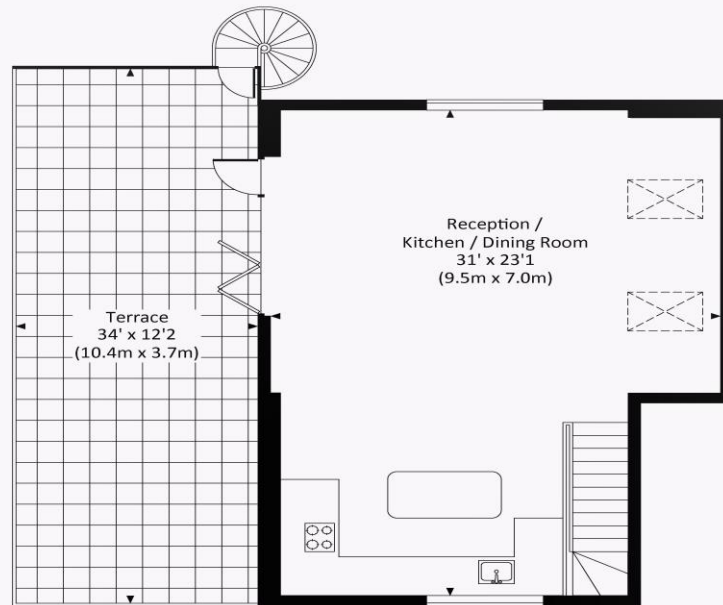
This includes:

- 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

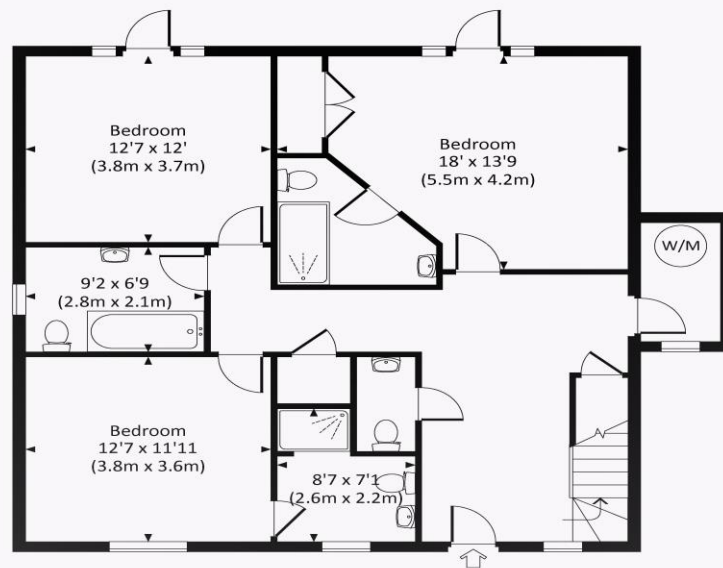
SUMMER LAKE, GL7

Approx. gross internal area

1658 Sq Ft. / 154.0 Sq M.



FIRST FLOOR



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

Energy performance certificate (EPC)

35 Summer Lake Spine Road East South Carney CIRENCESTER GL7 5LW	Energy rating C	Valid until: 11 August 2035
		Certificate number: 9427-3053-9208-6215-6204

Property type	Detached house
Total floor area	159 square metres

Rules on letting this property

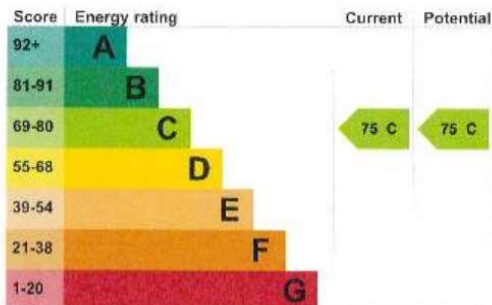
Properties can be let if they have an energy rating from A to E.

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