

# LAUREL & WYLDE

E S T A T E   A G E N T S



## TM41 Meadow Lakes, St. Austell, PL26 7JG £195,995

\*\*\* IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS \*\*\* MEADOW LAKES FAMILY OWNED LEISURE PARK \*\*\* SET IN 56 ACRES WITH STUNNING VALLEY AND WOODLAND VIEWS \*\*\* OPEN MID MARCH - MID JAN\*\*\* OUTDOOR POOL \*\*\* PLAY BARN WITH SOFT PLAY & POOL TABLES \*\*\* PETTING FARM WITH PONIES, DONKEYS, GOATS, DUCKS, RABBITS AND GEESE \*\*\* ON PARK SHOP & CAFE \*\*\* 4 BEAUTIFUL FISHING LAKES \*\*\* DOG WALKING FIELD \*\*\* CHILDRENS OUTDOOR ADVENTURE PLAY AREA \*\*\* WOODLAND WALKS \*\*\* PRIVATE PARKING FOR ALL LODGES \*\*\* FULLY SURROUNDING DECKS AND HOT-TUBS AVAILABLE TO PURCHASE \*\*\* PRIVATE WI-FI FOR EVERY LODGE \*\*\* PIPED GAS \*\*\* FREE SMART TV \*\*\*

**Important Site Info & Supplies**

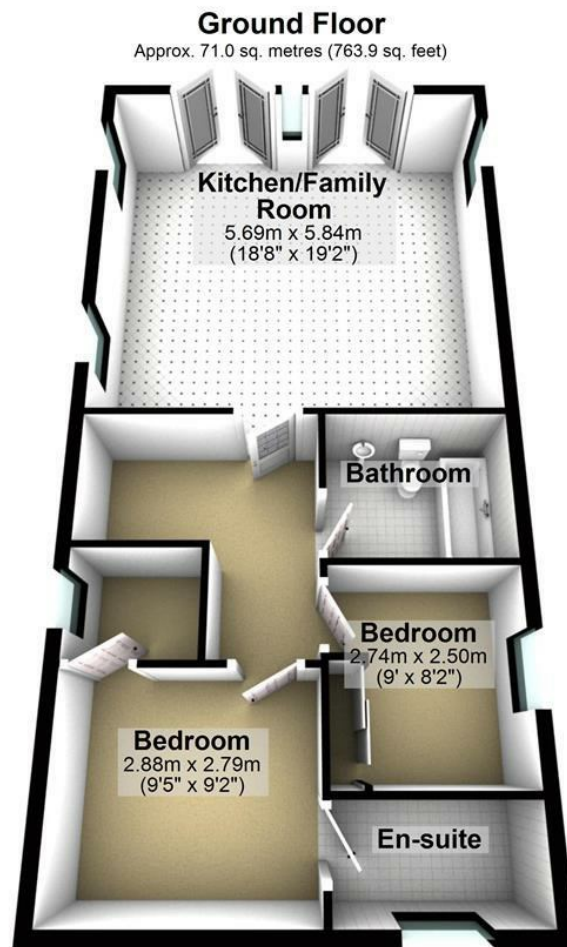
Free site fees until February 2026

Free rates until April 2025

Site fees range between £4105.00 - £4930.00 depending on area and size of home

Rates between £442-£655 again depending on area and size of unit

Gas, Elec and water metered



Total area: approx. 71.0 sq. metres (763.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		