



**MARVINS**  
ESTATE AGENTS



**131 THE LAKES MAIN ROAD, ROOKLEY, PO38 3LU**

**ASKING PRICE £25,000**

A two bedroom detached static holiday home built in 2014 located within the delightful parkland setting of The Lakes. This setting is positioned within the heart of the Island with its beautiful coastline and countryside. The accommodation includes a main Shower Room and Ensuite WC to the main bedroom. The open plan airy Living Room and Kitchen enjoys fine views to Chillerton Downs. Gas heating and double glazing. To the side of this home is a most attractive raised terrace offering a great place for alfresco dining. Car parking space. With great holiday letting potential and enjoying on site facilities including recreational lakes, two swimming pools, bar area and restaurant, viewing is recommended by appointment.

**COWES OFFICE**

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [coves@marvins.co.uk](mailto:coves@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)



## 131 THE LAKES MAIN ROAD, ROOKLEY, ISLE OF WIGHT PO38 3LU

Large outside area Terrace offering dining area and views. Double glazed doors to:

### OPEN PLAN KITCHEN AND LIVING ROOM

18'2" x 11'10" (5.54m x 3.61m)

Large double glazed window to side and rear. Fine country views to Chillerton. L shaped further seating with storage under. Radiator. Attractive wood effect electric fire. Range of fitted floor and wall cupboards. Single drainer sink unit with mixer tap over. Built in gas cooker. Microwave. Integrated Fridge Freezer.

Inner Hall

### BEDROOM ONE

9'3" x 10' (2.82m x 3.05m)

Built in wardrobe cupboards. Radiator. Double glazed window. Fitted vanity unit and drawers.

### EN-SUITE WC

Low level WC and pedestal wash basin. Radiator. Built in cupboard housing gas boiler. Double glazed window.

### BEDROOM TWO

8'2" x 5'6" (2.49m x 1.68m)

Double glazed window. Radiator. Built in wardrobe cupboard.

### SHOWER ROOM

Low level WC and pedestal wash basin. Shower cubicle. Double glazed window. Radiator/towel rail.

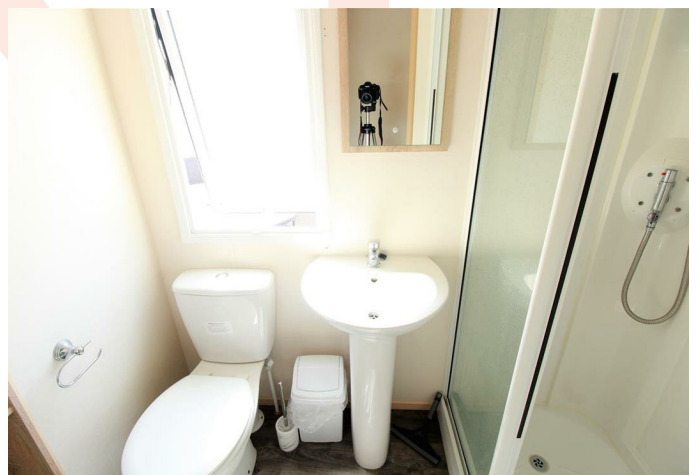
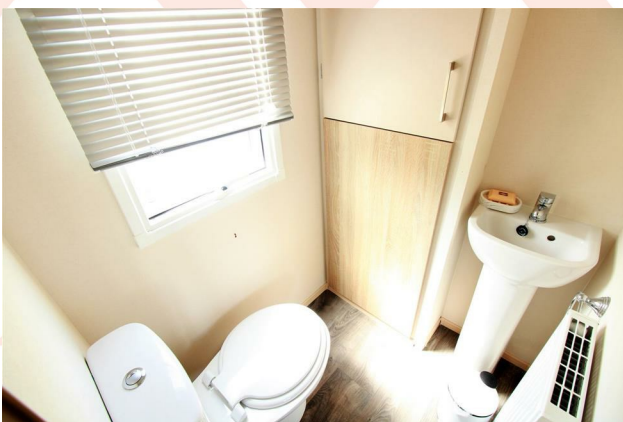
### TENURE

Rental service cost currently £5000 including VAT for 2024

Bottled Gas supply. Animal friendly site. Fees include use of facilities. Launderette is separate.

Owners enjoy a 10% discount in the Restaurant /Bar.

Holiday Use only. Pets are allowed.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2023



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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

## COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [cows@marvins.co.uk](mailto:cows@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)