



33 SUMMER LAKE SPINE ROAD EAST

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LW

**THE 5 BEDROOM SUPER GRAND HAMPTON HOLIDAY HOME- 24 HOUR GATED SECURITY -
STUNNING WESTERLY VIEWS OVER SUMMER LAKE.**

£1,250,000 (UN-FURNISHED - LEASEHOLD)

- **5 BEDROOM DETACHED -
WEST FACING**
- **STUNNING VIEWS OVER
SUMMER LAKE**
- **EXTENDED DECK WITH
GLASS BALUSTRADES TO
THE LAKESIDE**
- **LARGE OPEN PLAN LIVING
SPACE**

Living Room 29' 6" x 16' 3" (8.98m x 4.95m)

Open Plan living area with vaulted ceiling and bi-fold doors to the extensive deck.

Kitchen/dining area 21' 0" x 25' 5" (6.40m x 7.74m)

Fully fitted kitchen with integrated appliances and granite work tops - Quooker tap.

Utility 0' 0" x 0' 0" (0.00m x 0.00m)

With range of units, washing machine and dryer.

Cloakroom 0' 0" x 0' 0" (0.00m x 0.00m)**Entrance Hall 0' 0" x 0' 0" (0.00m x 0.00m)****Bedroom 2 10' 11" x 11' 9" (3.32m x 3.58m)**

With range of built in wardrobes

Bedroom 2 En-suite 12' 0" x 5' 2" (3.66m x 1.57m)

Upgraded bathroom.

Bedroom 3 12' 4" x 9' 2" (3.76m x 2.79m)

With a range of built-in wardrobes

Bedroom 4 11' 0" x 9' 4" (3.35m x 2.84m)

With range of built-in wardrobes

Principal Bedroom 12' 2" x 15' 9" (3.71m x 4.80m)

With french doors to balcony and views over the lake. Built in wardrobes.

Bedroom En-suite 12' 2" x 6' 6" (3.71m x 1.98m)

Upgraded bathroom.

Dressing Room 7' 0" x 6' 6" (2.13m x 1.98m)**OUTSIDE**

A very large private wraparound deck with glass balustrades and views over the lake. Parking to the front of the property (2 spaces) and communal gardens throughout the rest of the resort.

SERVICES

Mains water, electricity - air source heat pump.

MANAGEMENT

Professionally managed by Barnsdales which includes gated security, gardens & landscaping, all the sporting and leisure pursuits including fishing, tennis and paddle boarding. Ground rent = £2300.40 Incl. VAT. Service charge = £3947.29 Incl. VAT.



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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



Ground Floor

Approx. 135.3 sq. metres (1456.9 sq. feet)



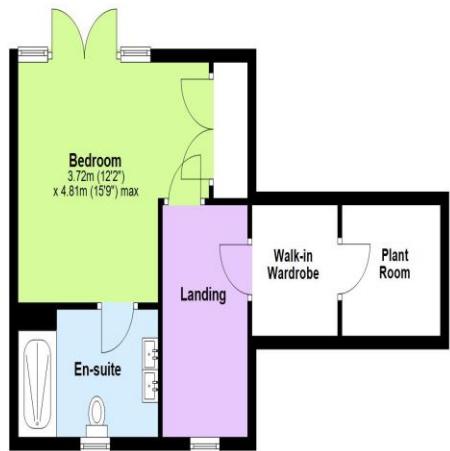
First Floor

Approx. 57.0 sq. metres (613.6 sq. feet)



Second Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 232.4 sq. metres (2501.9 sq. feet)

33 Summer Lake, CIRENCESTER

Energy performance certificate (EPC)

33 Summer Lake
Spine Road East
CIRENCESTER
GL7 5LW

Energy rating

C

Valid until:

19 May 2035

Certificate number: 2914-1251-1366-9531-4121

Property type

Detached house

Total floor area

232 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

