

**TG**

SALES & LETTINGS



# Swallow Lakes, Little London, Longhope Gloucestershire GL17 0PH

## Offers in Excess of £120,000

- 3-Year-old Holiday Home
- Situated on a Stunning Site with Lakes and Woodland Surrounding
- 12-month Leisure License for Occupancy All Year Round
- Over 45's only
- Two Parking Spaces
- Enclosed Garden & Pet Friendly
- Available Fully Furnished
- No Onward Chain

### The Property

Situated within the peaceful and picturesque setting of Swallow Lakes, this beautifully maintained holiday home offers a fantastic opportunity to enjoy countryside living with the added benefit of 365-day occupancy.

Only three years old and presented in excellent condition throughout, the property is ready to move straight into and is being sold fully furnished, making it an ideal holiday retreat or full-time residence.

The accommodation is light, modern and thoughtfully designed, offering comfortable and stylish living space throughout. Outside, the property benefits from an enclosed garden, perfect for relaxing, entertaining or enjoying with pets, whilst two allocated parking spaces and composite shed provide added convenience.

Swallow Lakes is a pet-friendly development surrounded by stunning natural scenery, creating a peaceful escape whilst still being within easy reach of local amenities and transport links. Just a 15-minute drive to Gloucester Centre and a short drive into Longhope and surrounding Town's.

Early viewing is highly recommended to appreciate everything this superb holiday home has to offer.

**AGENTS NOTE** Lease is 25 years from 1/10/22 Ground rent is £3660 per annum and includes council tax, TV license and water usage. Gas is bottled and bought on site Electricity is a card meter, card can be topped up on site.



### Directions

**SATNAV postcode GL17 0PH**

### Tenure Leasehold

**Local Authority** Gloucester

**Services** Electric, Bottled Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band A**





**Approximate total area<sup>(1)</sup>**

53.9 m<sup>2</sup>  
580 ft<sup>2</sup>

**Balconies and terraces**

10.8 m<sup>2</sup>  
116 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Head Office

TG Sales & Lettings

6 Blacksmith Lane

Churchdown

Gloucestershire

GL3 2EU

**Tel:** 01452 311776

**Email:** [info@tgres.co.uk](mailto:info@tgres.co.uk)

**Website:** [www.tgres.co.uk](http://www.tgres.co.uk)



SALES & LETTINGS

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.