



## **36 THE LANDINGS, STATION ROAD**

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LU

A FOUR BEDROOM SEMI-DETACHED HOLIDAY LODGE WITH STUNNING SOUTHERLY LAKE VIEWS AND SHARED PONTOON IN THE MUCH SOUGHT AFTER LANDINGS DEVELOPMENT.

**£750,000 (UN-FURNISHED - LEASEHOLD)**

- **FOUR BEDROOM MAINE STYLE SEMI-DETACHED HOLIDAY LODGE**
- **SHARED PONTOON WITH ACCESS TO THE LAKE**
- **GAS FIRED UNDERFLOOR HEATING & WOOD BURNER DOWNSTAIRS WITH RADIATORS UPSTAIRS**
- **SOUTH FACING WITH STUNNING LAKE VIEWS**

**Lounge 15' 1" x 20' 7" (4.6m x 6.3m)**

Lounge with solid wood flooring, wood burner, underfloor heating with double doors & cathedral style windows overlooking The Landings sailing and fishing lake.

**Kitchen 9' 6" x 13' 9" (2.9m x 4.2m)**

Fully fitted bespoke shaker style kitchen with wooden worktops and gas hob.

**Dining Room 9' 10" x 10' 9" (3m x 3.3m)**

Dining area with wood flooring throughout.

**Utility room understairs 4' 3" x 5' 2" (1.3m x 1.6m)**

Room for washing machine and condensing drier as well as fridge freezer.

**Bedroom 4 9' 6" x 10' 9" (2.9m x 3.3m)**

Downstairs double bedroom.

**Shower Room 9' 4" x 7' 6" (2.85m x 2.3m)**

Downstairs shower, hand basin & WC.

**Master bedroom 13' 5" x 11' 1" (4.1m x 3.4m)**

Master bedroom with en-suite overlooking The Landings Sailing Lake.

**En-suite 5' 6" x 7' 10" (1.7m x 2.4m)**

Master en-suite with shower, wash hand basin & WC.

**Bedroom 2 9' 6" x 10' 9" (2.9m x 3.3m)**

Second double bedroom with built in wardrobes.

**Bedroom 3 9' 6" x 8' 6" (2.9m x 2.6m)**

Small double room with built in wardrobes.

**Family Bathroom 5' 2" x 7' 2" (1.6m x 2.2m)**

Family bathroom with bath, wash hand basin & WC.

**Mezzanine level 13' 3" x 9' 10" (4.04m x 3.0m)**

Ships ladder to a storage / play room.

**Services**

Mains water, mains gas, mains electricity, cabled satellite TV & BT phone line (subject to standard fees).

**Management**

This luxurious New England style country retreat can be used as a holiday home 12 months per annum & is subject to an annual service charge and ground rent. Ground rent = £2662.10 Incl.VAT. Service charge = £4824.56 Incl. VAT.



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## SERVICE CHARGES

**The Peninsula, The Landings, (four nominated members per lodge).**

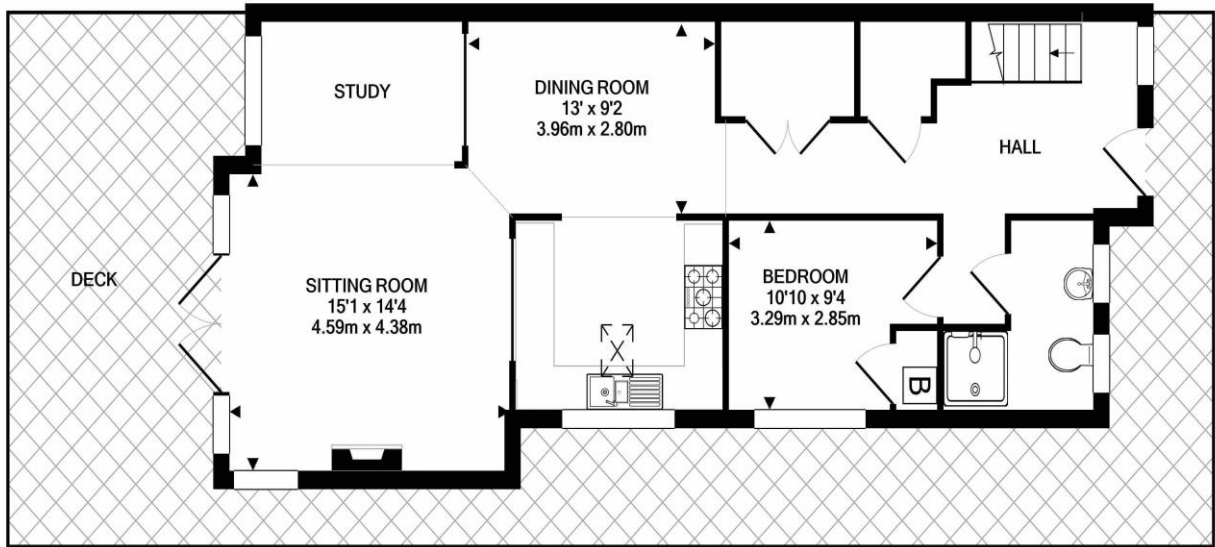
**Isis lakes & Windrush Lakes (two nominated members per lodge).**

**Spring Lake owners have the option to join The Watermark Club.**

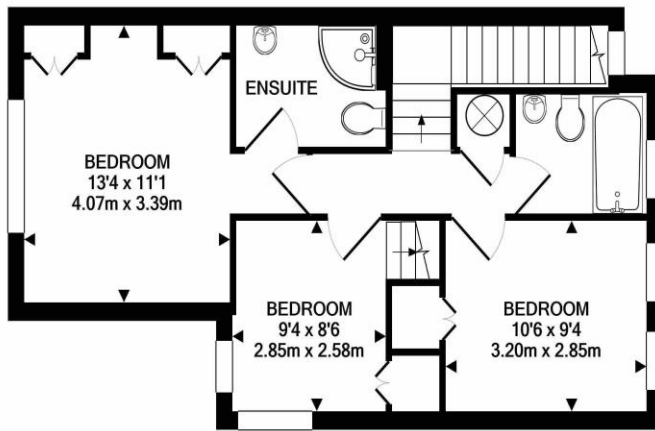
This includes:

- 24 hour security
- Refuse collection
- Pest control
- Sewage system
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- Site manager costs
- Groundsmen's wages
- Site lighting

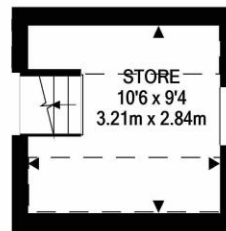
Owners on all the Watermark Lakes (except Spring Lakes, who can opt to join) enjoy membership to the Lakeside Club via the service charge. These memberships are not transferable and apply to the nominees only. Ask Sales representative for details.



GROUND FLOOR  
APPROX. FLOOR  
AREA 882 SQ.FT.  
(81.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 539 SQ.FT.  
(50.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 100 SQ.FT.  
(9.3 SQ.M.)

36 THE LANDINGS - V1.0  
TOTAL APPROX. FLOOR AREA 1520 SQ.FT. (141.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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# Energy performance certificate (EPC)

36 The Landings  
The Watermark  
Station Road  
CIRENCESTER  
GL7 5LU

Energy rating

C

Valid until: 30 January 2032

Certificate number: 0360-2323-2190-2022-7305

Property type

Semi-detached house

Total floor area

136 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		