



### **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 - Qooker 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

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

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

**Principal 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 = £2431.44 Incl. VAT. Service charge = £3978.57 Incl. VAT.



Cotswolds Lakes & Escapes, Summer Lake, South Cerney,  
Cirencester, Gloucestershire. GL7 5LW  
Tel: 01285 869031

E-mail: [mark@cotswoldlakesandescapes.co.uk](mailto:mark@cotswoldlakesandescapes.co.uk)

[www.cotswoldlakesandescapes.co.uk](http://www.cotswoldlakesandescapes.co.uk)

## 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 <b>C</b>	Valid until: <b>19 May 2035</b>
		Certificate number: <b>2914-1251-1366-9531-4121</b>

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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