



Water Lily Meadow Broadway Lane

Cirencester, GL7 5UQ

Asking Price £160,000



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Description

This twin lodge has many unique features that were ordered by the current owners. With an en-suite master bedroom complete with a bath, two further bedrooms, and a bathroom.

The kitchen and dining area is open-plan and fully fitted with a Rangemaster oven, gas hob, American style fridge freezer, dishwasher and microwave. The island/bar was individually designed and includes bar stools. The sitting room has a feature electric fire and twin French doors provide easy access to the decking.

Additionally, there is a utility room complete with appliances, a side access door provides access to the wrap around decking.

Location/Position

Situated at the end of a short road of similar lodges, the front decking faces in a South Westerly direction.

Parking

There is allocated parking in front of the lodges which provides enough space for 2 cars.

Furnishings

This lodge comes complete with all furniture, fixtures and fittings.

Essentials

Full gas fired central heating, the windows and doors are all double glazed.

Site/Pitch Fee

Our vendors inform us of the following information regarding site fees and running costs;

Remainder of 25 Year licence

2023 Site/pitch fee: £5,726.91 + vat = £6,872.29 inclusive vat

Non-domestic rates £342 - Gas £300 - Electric £93 - Water/Sewage £195 - Insurance £450

Availability

This lodge was purchased for the intention of personal use, and has not been used as a holiday rental.

Facilities

The park is open 11 months of the year– 7th February to 6th January inclusive plus weekends for the period 7th January to 6th February. Further information regarding this is available from the marketing suite or site office.

- Entertainment complex
- The Venue entertainment room
- Sammy & Tommy Children's activities
- Indoor soft play area
- Amusement arcade
- Sky & BT Sports TV in complex
- Free Wifi**
- Indoor leisure pool
- Flume
- Heated outdoor pool (mid May to mid Sept)
- Sauna & steam room
- Fitness suite
- Outdoor adventure playground
- Basketball and mini football field
- Tennis court
- Crazy golf*
- Nature trail
- Fishing [No overnight fishing]
- Fitness trail
- Pedaloes*

- Brasserie 1912 restaurant*
- Bars*
- Cafe H coffee shop*
- Convenience store
- Launderette*

*Charges apply

Note: Seasonal restrictions and changes regarding Covid-19 may apply.

Viewings

Viewings are welcomed by prior appointment Monday to Friday 8am - 6pm. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - ADKINS PROPERTY GROUP in Cirencester - We look forward to hearing from you soon.

Residential Sales | Lettings | Management | Holiday Homes

Compliance

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor

have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains, the floor plan is for layout guidance only and is not created to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first. ** Please discuss with our team, any aspects which are particularly important to you before traveling to view this property **

Instagram/Facebook

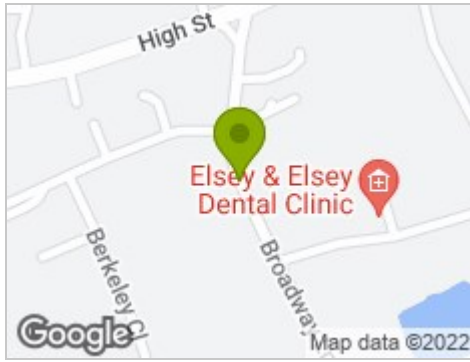
Like and Share our posts and receive notification when new listings become available @adkinsproperty

Market Appraisals

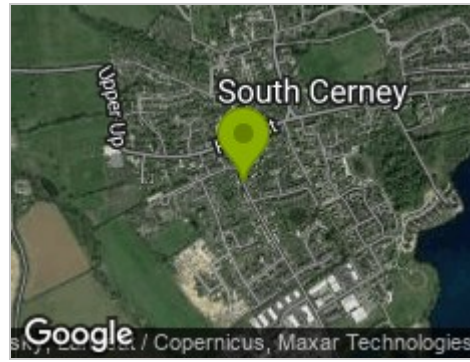
Thinking of selling? contact us for a market appraisal of your holiday home.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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