



- 3 bedroom holiday home
- Stunning lake views
- Large void area utilised
- Great rental potential

95 Isis Lake, South Cerney, Cirencester, GL7 5TL

£270,000

A beautiful 3 bedroom holiday home, overlooking the Trout lake on Isis Lake. It has the huge benefit of a void area to the right-hand side and the accommodation has been increased in size to give a separate utility area, store and large 3rd bedroom. The lodge is situated in a quiet and tranquil part of Isis & Windrush lakes, with lake views from every window. Great rental potential.

Property Description

Accommodation: An beautifully extended lodge comprising of: Lounge/living area, open plan kitchen, cloakroom with shower, utility area. Upstairs: a master bedroom with en-suite shower room, twin bedroom and large guest bedroom and a family bathroom. Outside there is a sundeck with views across the lake. Pretty communal gardens surround the lodge and parking is closeby.

Lounge/living area: An open-plan living area with access onto a sun deck through double French doors. Understairs cupboard.

Kitchen: A modernised kitchen with a good range of floor and wall cupboards. Fully fitted with fridge/freezer, washer dryer, dishwasher and cooker with hob. 1.1/2 bowl white sink.

Cloakroom/shower room/utility area/store: The cloakroom incorporates a shower together with a pedestal wash-hand basin, WC. Tiled floor. Archway leads into a utility area with store used by the owner as a lock up.

Master Bedroom: A good sized bedroom with walk in wardrobe and en-suite shower room. Opening inner french doors with false balcony enjoying views over the trout lake.

Bedroom 2: A twin or small double bedroom with window to the front with views over the carp lake.

Bedroom 3: A large twin or double bedroom with window to the front with views over the carp lake. Built in wardrobe.

Family Bathroom: A modernised bathroom with large basin within a vanity unit. Towel rail. Extractor fan.

Outside: The property has a sundeck with a gate leading down onto the grass area to the lake. Faces south-east. Parking nearby.





Isis Lake

Isis Lake is just 15 minutes away from the Capital of the Cotswolds, Cirencester, and has easy access to the beautiful towns and villages that comprise the Area of Outstanding Natural Beauty that is the Cotswolds.

Resort Facilities

- Three tennis courts (1 floodlit)
- Children's play area.
- Two fishing lakes (coarse & fly)
- Croquet lawn
- Boules piste
- Table tennis
- Games room with pool table and games machines and soft play area
- Football goal, Volley ball net

Leisure Facilities

A whole host of additional leisure pursuits are available in Cotswold Water Park area including: - Water-Skiing, Wind-surfing, Sailing, Canoeing, Fishing (Fly and Coarse), Horse-riding, Picturesque walks and off-road cycling (suitable for children), Clay Pigeon Shooting, Swimming and Golf (Charges apply).

Holiday Use

The lodges are classed as holiday homes and cannot be used as Primary Residences. The potential exists for purchasers to generate additional rental income through holiday lets, please ask us for more information.



GROSS INTERNAL AREA
 FLOOR 1: 55 m², FLOOR 2: 49 m²
 EXCLUDED AREAS: , DECK: 12 m²
 REDUCED HEADROOM BELOW 1.5M: 2 m²
 TOTAL: 104 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

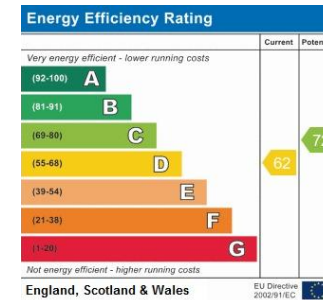
Annual Running Costs

Ground Rent, reviewed annually, linked to RPI, approx. £2,300
 Remainder of a 999 year lease.
 Service Charge, reviewed annually, approx. £3,200
 Council tax applicable. Band C
 Errors and Omissions excepted (E&OE)

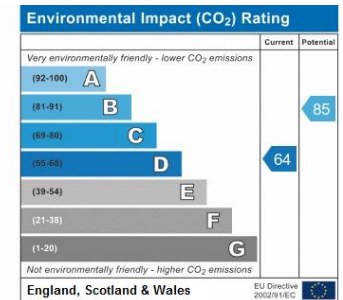
Service charge contributions includes:- 24 hour on site security, water rates, road maintenance, resort lighting, refuse collection, grounds maintenance, satellite television, on resort leisure facilities and membership to off resort leisure facilities including the Devere hotel and two nearby golf clubs.

Transport connections

Nearest train stations: Kemble (1hr10 to London), & Swindon (1hr to London). Nearest motorway: 20 mins from Junction 15 of M4.



Reference:
 IS95



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements