



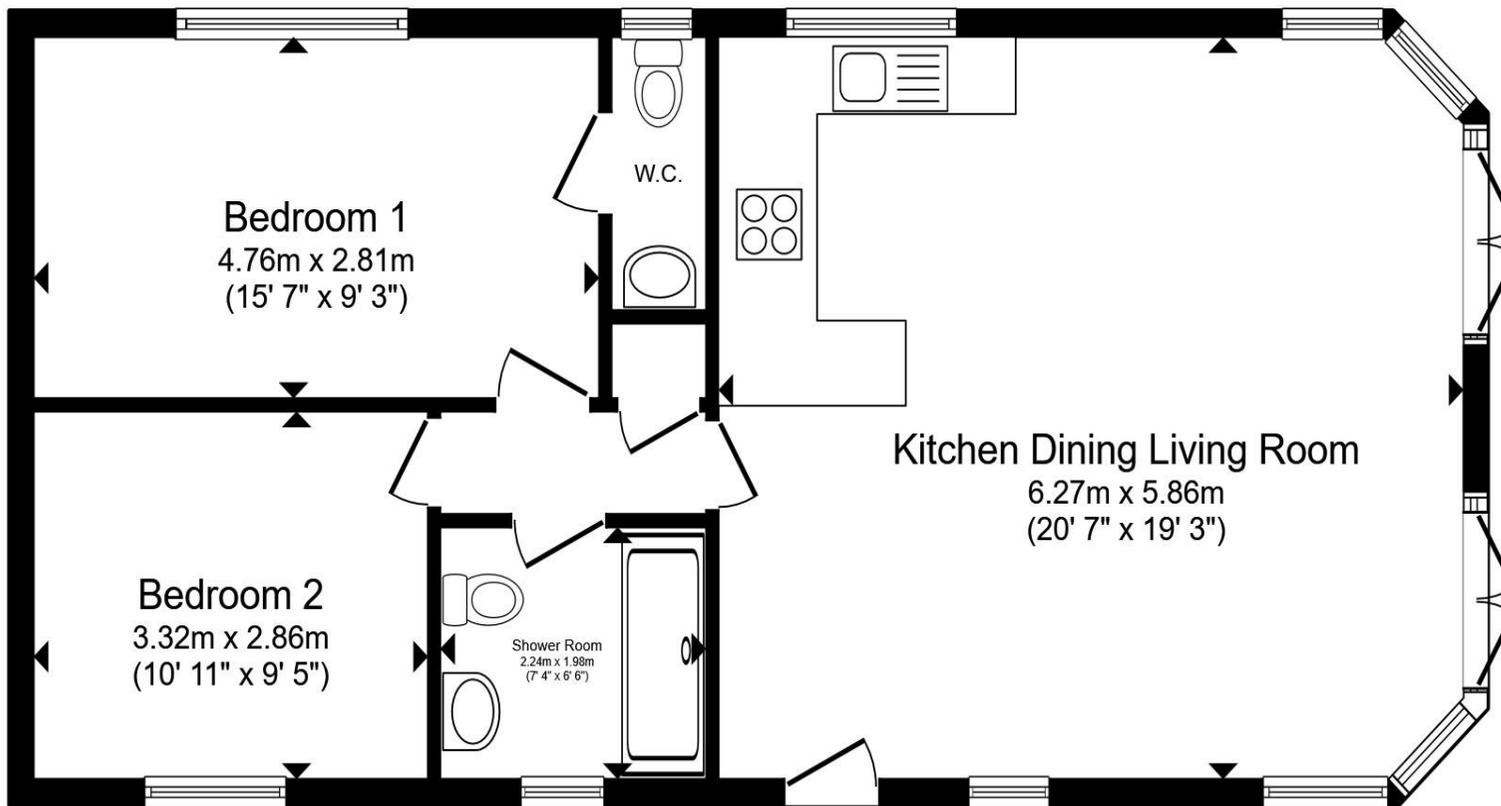
**Lagoon Lodges, Barholm Road  
Tallington Lakes, Tallington, PE9 4RJ**



*Welcome to*  
**1 Lagoon Lodges**

Situated in Tallington Lakes is this well-presented lodge with a large deck overlooking the lake. Offering many amenities including an outside swimming pool, club house, and array of water sports available.





**Floor Plan**

Total floor area 69.0 sq.m. (743 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Welcome to

## 1 Lagoon Lodges

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Lodge overlooking the lake
- Well-presented accommodation
- Large open plan living space
- Two double bedrooms
- Large deck & drive for parking

Tenure: EPC Rating: Exempt  
Council Tax Band: A

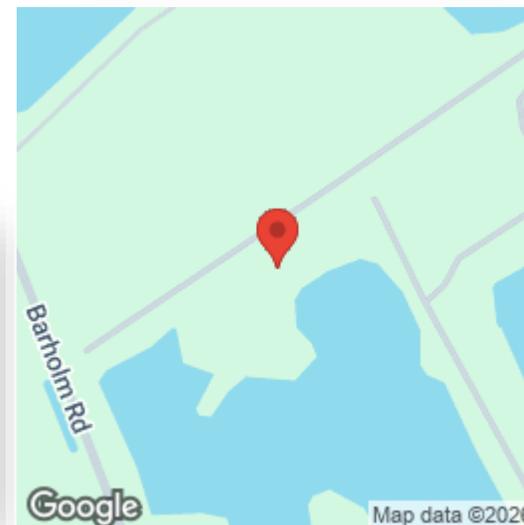
We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

**£120 000**

The accommodation offers open plan living with a vaulted ceiling and a modern kitchen fitted with a range of units and integrated appliances including an oven and induction hob, fridge & freezer and washing machine, with two sets of French doors opening onto a large deck overlooking the lake. There are two double bedrooms, one of which has a cloakroom off, and a well-fitted shower room with a vanity sink unit and large walk-in shower.

Outside off the living space is a large deck with steps down to the lake and a driveway providing off road parking.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SMD105326 - 0002