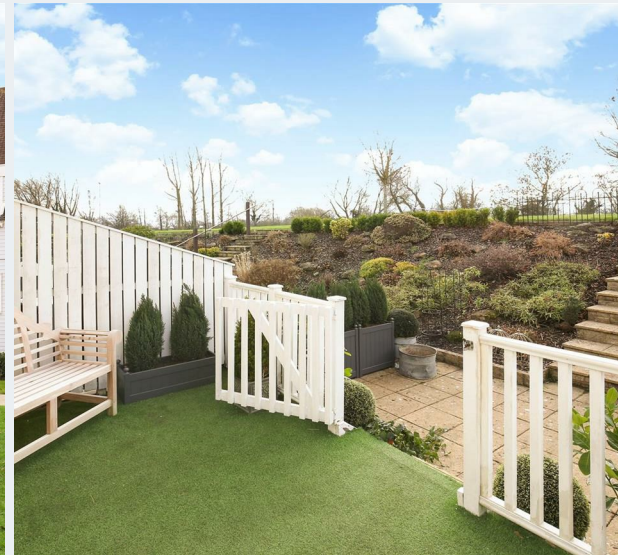


14 ISIS LAKE SOUTH CERNEY



WHITAKER
SEAGER



14 ISIS LAKE, SPINE ROAD, SOUTH CERNEY, CIRENCESTER, GL7 5LT

A STYLISHLY PRESENTED THREE BEDROOM
LODGE LOCATED WITHIN THE EVER POPULAR
COTSWOLD WATER PARK.

The property

Safely positioned away from the lakes, in a traffic free location near the leisure facilities, lies this beautifully presented mid terrace lodge. The cottage with it's stylish furniture, fixtures and fittings can be bought 'lock, stock and barrel' making it completely effortless purchase. Even though this property can not be your principle residence it is possible to arrange to live here 12 months of the year. The front entrance is found on the attractive centre of a circular terrace of similar dwellings. The hall houses the shower room and leads into the heart of the home, the sitting/dining room. From here the staircase is found, along with a useful wedge shaped storage area, French

doors with glazed side panels either side have a delightful outlook over the deck and beyond. The newly re-modeled kitchen comprises wall and base units, cooker, fridge/freezer, dishwasher and microwave. Upstairs the main bedroom enjoys a great open aspect across the deck, to the communal grounds. It benefits from fitted wardrobes, a dressing table and airing cupboard. There is potential to create further space by utilising the area above the wedge shaped store below (see floorplan). Two further bedrooms, one with a fitted wardrobe and the other with fitted wall cupboards. The family bathroom consists of bath, WC and hand basin in a vanity unit.





Guide price
£250,000

- 972 year lease
- Service charge £3,100 p.a.
- Ground rent £242 p.a.
- 24 Hour gated security
- Club membership
- South-west enclosed deck
- On site parking
- Potential rental income
- Child friendly/Dog friendly
- Turnkey property - furniture available under separate negotiation

WITHIN EASY REACH...

Cirencester 5.8 miles
Kemble train station 7.7 miles
Swindon 13 miles
Tetbury 15.4 miles
Cheltenham 21 miles

Outside

Isis and Windrush Lakes both share the same 24 hour secure gated entrance. As you carefully drive through the network of lanes, you get a pleasant glimpse of the lakes. Continue on to the far side where the road ends, park up and simply walk to the lodge. The privately owned deck is a great asset along with the usage of the patio beyond. A slope stocked with a variety of plants has steps leading to the communal areas and facilities.

Situation

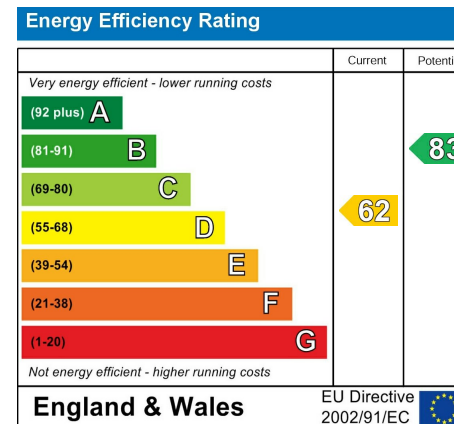
The Isis & Windrush Lake development is a secure and beautifully maintained holiday home destination located just off the A419 near the Cotswold village of South Cerney. Being within the 42 square miles of the 'Cotswold Water Park' which is made up of over 170 lakes, it's a great tourist attraction offering many leisure activities, water sports, restaurants, cafes, pubs and hotel with spa. At the club house there are pool tables, and a soft ball play area. All year round tennis courts, volley ball, fishing, playground, golf practise net, and croquet lawn, The Spring lake has gym facilities and a brasserie



Isis Lakes



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 721691)



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Leasehold

Postcode: GL7 5LT

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Cotswold District. Council Tax Band and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

WS