



ESCAPE AND DISCOVER

Trout cottage, Lower Mill Estate

£250,000



A spectacular lake view is enjoyed by this spacious two bedroom cottage. Situated overlooking the large Somerford Lagoon, the property benefits from the stunning communal facilities this exclusive holiday home development offers. Trout cottage is very spacious for a 2 bedroom terrace with lovely features, wood-burning stove, balconies from the bedrooms, ensuite shower room. The property also comes with a shared boat jetty.

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Accommodation

Entrance hall leads into the living and kitchen area.

Living room

An attractive room with a feature stone fireplace with woodburning unit. French doors open out onto the sun deck. Wooden floors. Electric heating.

Kitchen

Open plan and well equipped kitchen offering a good range of floor and wall mounted units. Integrated appliances include electric cooker with hob and extractor, fridge/freezer, space and plumbing for a washing machine. Window to the front.

Master bedroom

Master bedroom with french doors opening onto the balcony with far reaching views of the lagoon. Has the benefit of an ensuite shower room.

Ensuite

Ensuite incorporating a corner electric shower, pedestal wash hand basin, a WC

Bedroom 2

Good sized bedroom with french doors opening out to the balcony. Views to the front.

Family bathroom

A full length white bath with hand held shower attachment. WC and wash hand basin.

Outside

This is the main feature of the house, beautiful south facing views over Somerford Lagoon from the wooden deck which is on two levels giving plenty of outdoor living space. The property has the added benefit of a shared boat jetty. One allocated parking space. There is an opportunity to acquire the canoe, and other furniture etc.

Restriction: There is a restriction on occupancy at Lower Mill Estate to 11 months of the year and the properties may not be used in the period 6th January to 5th February each year as they are holiday homes and not principal places of residence. You must have a first home in order to buy one of our properties.

Service Charge and Ground Rent: Are payable and prospective purchasers should satisfy themselves of the amounts through their solicitor. Service Charge is levied to cover maintenance and upkeep of all communal areas, facilities, individual garden tending and estate security.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the price. All others are excluded but may be available by separate negotiation.

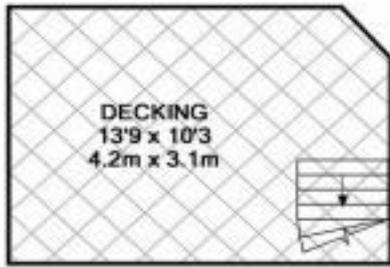
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LOWER DECKING
APPROX. FLOOR
AREA 0 SQ.FT.
(0.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.9 SQ.M.)

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