



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



LABURNUM COTTAGE
2 EASTCLIFF ROAD
SHANKLIN
PO37 6AA

£575,000



01983 868 333
www.arthur-wheeler.co.uk



- OLD VILLAGE LOCATION • TEA ROOMS/RESTAURANT • PRIVATE ACCOMODATION • THREE BEDROOMS • LOCATED IN THE SHANKLIN OLD VILLAGE

ENTRANCE HALL

LOBBY AREA

CLOAKROOM

TEA ROOM TWO 12'8 x 13'2 (exclusive of bay area)
(3.86m x 4.01m (exclusive of bay area))

TEA ROOM ONE 13'2 x 13'3 (exclusive of bay area)
(4.01m x 4.04m (exclusive of bay area))

SERVING/TAKEAWAY AREA 11'4 x 11'11 (3.45m x 3.63m)

PREP AREA 14'2 x 7'5 (4.32m x 2.26m)

KITCHEN 10'11 x 10'4 (exclusive of recesses) (3.33m x 3.15m (exclusive of recesses))

UTILITY AREA 10'4 x 10'2 (3.15m x 3.10m)

STAIRS LEADING TO

SITTING ROOM 13'3 x 13'3 (4.04m x 4.04m)

BEDROOM ONE 14'3 x 13'3 (4.34m x 4.04m)

BEDROOM TWO 11'4 x 10'7 (3.45m x 3.23m)

EN-SUITE SHOWER ROOM

BEDROOM THREE 13'4 x 7'3 (4.06m x 2.21m)

BATHROOM/WC

OUTSIDE

To the front of the property there are tables and chairs catering for up to 32 covers.

SERVICES

All mains are available.

TENURE

Freehold (To be confirmed)

COUNCIL TAX

Council Tax Band C (Can be confirmed on the Government website)

UNIFORM BUSINESS RATE

£3,600. We are advised by the Isle of Wight Council that the payable rate in the pound is 0.499 which equates to £1796.40 for the year 2022/23. We further understand that the business may be available for small business exemption rate relief, please check with the local authority.

