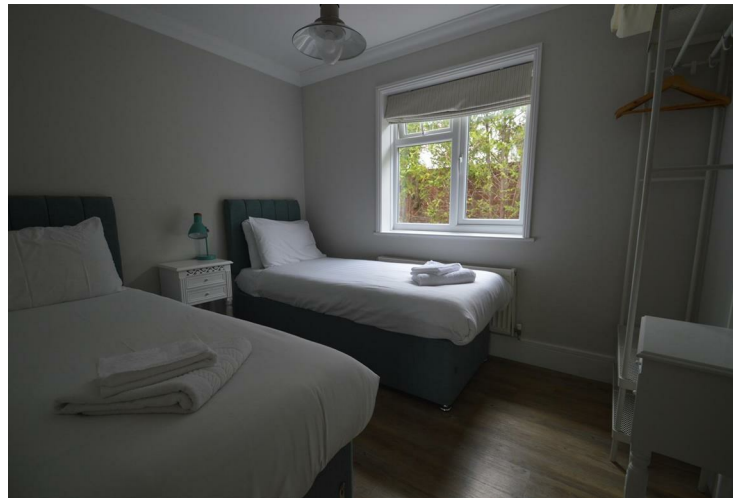




**£170,000**

15, Island View Chalets Fort Warden Road, Totland Bay, Isle of Wight, PO39 0DA



**HOLIDAY HOME with LETTING POTENTIAL! 2 Bed semi detached CHALET with PARKING & GARDEN! Available CHAIN FREE this beautifully presented holiday home is ready to use and is offered fully furnished. Whether you're looking for a holiday bolt hole or an income through lettings this spacious light, airy and modern property is ideal. Benefiting from an open plan living space, terrace to the front and private garden to the rear there is plenty of space for the family to enjoy. Other highlights are an allocated parking space, private garden and your own private hot tub!**



**Front door to:**

**Hallway**  
Radiator, doors off.

**Shower Room** 6'11 x 5'10  
Double glazed obscure window to side, circular hand wash basin with mixer tap and vanity unit under, w.c, corner shower cubicle with rain forest shower head, heated towel rail, access to loft.

**Bedroom 1** 11'09 x 8'02  
Double glazed window to rear, built in wardrobe, radiator.

**Bedroom 2** 9'10 x 8'01  
Double glazed window to rear, radiator

**Lounge/Diner** 11'11 x 16'10  
Two double glazed windows to front, double glazed French door accessing patio outside, radiator, opening to

**Kitchen Area** 9'06 x 5'10  
Open plan to living area. Double glazed window to side, range of wall and floor mounted units with work surface over, oven with gas hob and extractor over, integrated microwave, integrated washing machine, integrated fridge & freezer, cupboard housing boiler for heating and hot water, breakfast bar.

**Outside**

To the front of the property, accessed via the lounge patio doors is a decked terrace with space for a table and chairs. There is a further slate area with shrubs and a hot tub. The garden is bordered with a mature hedge. To the rear of the property is a stoned area with a low wall and trees for privacy.

**Parking**

There is allocated parking on the road to the front of the property.

**Site Information**

A service charge is payable to the site management "Away Resorts" please contact us for further information.

There is an on site coffee house, soft play and indoor swimming pool that owners and guest have access to use.

The site is non residential and is officially closed the month of January.

**Tenure**

Leasehold

**Services**

Unconfirmed mains drains, water, electric gas and telephone line.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcowes@wright-iw.co.uk**

