



£125,000

Cottage 6, The Bay, Fort Warden Road, Totland Bay, Isle of Wight, PO39 0DA





Nestled in the charming area of Totland Bay, this delightful holiday cottage on Fort Warden Road offers a perfect retreat for those seeking relaxation by the sea. With two well-appointed bedrooms and a pristine bathroom, this property is immaculate throughout, ensuring a comfortable stay for you and your guests.

The bungalow features a welcoming reception room, ideal for unwinding after a day spent exploring the nearby beach, which is just a short stroll away. The outdoor space is equally inviting, boasting a lovely garden complete with a hot tub, perfect for soaking under the stars or enjoying a sunny afternoon.

For added convenience, the property comes with allocated parking, making it easy for you and your visitors to come and go as you please. Additionally, the site offers fantastic amenities, including a swimming pool and a soft play area, making it an excellent choice for families or those looking to enjoy leisure activities without venturing far from home.



This holiday bungalow is not just a property; it is a gateway to a lifestyle filled with coastal adventures and tranquil moments. Whether you are looking for a holiday home or a permanent residence, this charming bungalow in Totland Bay is sure to impress. Don't miss the opportunity to make this delightful retreat your own.

Freshwater is a popular West Wight village with a warm and lively community and a thriving village centre with such amenities as a health & leisure centre, primary school, vet, dentist, library, chemist and a good variety of locally run shops and eateries. The village is popular with tourists and is close to our three beautiful beaches namely Freshwater Bay, Totland Bay and Colwell Bay and the wide range of walks on offer such as Tennyson's Trail.



Hallway

Lounge/ Diner 16'9" x 11'10"

Kitchen Area 9'4" x 6'3"

Bedroom 1 11'8" x 8'2"

Bedroom 2 9'8" x 8'2"

Bathroom

Outside

There is surrounding garden space for the chalet to it's front and rear which is mostly shingle and flat which provides a private space to relax and enjoy the sun. there is a decking area to the properties front which is accessed from the lounge patio doors, this space is bordered by a red brick wall and hedging. The private rear garden houses the private hot tub.

Parking

There is one allocated parking space located to the side of the property.

Council Tax

Exempt

Additional Information

Leasehold 970 Years Remaining

Ground Rent - £2396

Services Charge - £2939 to include Council Tax, Water, Insurance, Swimming Pool charges, Communal Areas


Services

Unconfirmed gas, electric, telephone, mains water and drainage.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	90
(81-91) B		
(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 



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.

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