



- Idyllic Coastal Position
- Cosy 2 Bedroom Accommodation
- Wifi Broadband Included
- Fully Furnished for Instant Rental or Holiday
- Holiday Home/Home Rental Investment
- 52 Week Occupancy Planning Application Pending (see notes)
- 24/7 On-Site Staff
- Comprehensive On Site Rental Program Available
- Parking
- Wonderfully Peaceful Environment Adjacent to Nature Reserve

Mallard Cottage Salterns Village, Duver Road, Seaview, Isle of Wight, PO34 5AQ

£195,000



Nestled in the picturesque Salterns Village off Duver Road in Seaview, this charming semi-detached bungalow offers a unique opportunity for those seeking a delightful blend of holiday home and rental investment. A comprehensive on-site rental program is available managing your investment for you and more good news this bungalow is included in a current 52 week occupancy planning application to extend both use and investment return.

Boasting a cosy reception room, two inviting bedrooms, and a well-appointed kitchen, this property exudes a welcoming atmosphere perfect for relaxation. The property's vintage charm from the 1960s adds character and a sense of nostalgia.

Conveniently offering parking for a vehicle plus overspill spaces in the shared car park, this bungalow is ideal for those looking for a hassle-free retreat by the sea. Imagine waking up to the sound of visiting seabirds or waves crashing on the shore, with the beach, nature reserve, and beautiful countryside just a stone's throw away.

Whether you're looking to escape the hustle and bustle of city life or seeking a self-funding holiday home, this property ticks all the boxes. Don't miss out on the chance to own a piece of this stunning location - book a viewing today and let the tranquil surroundings of Salterns Village captivate you.





# Accommodation

## Entrance

### Open Plan Living Incorporating Kitchen

17'6 max x 14'2 max (5.33m max x 4.32m max)

### Bedroom 1

9'5 x 6'9 (2.87m x 2.06m)

### Bedroom 2

9'8 x 7'0 (2.95m x 2.13m)

### Shower Room

7'0 x 3'4 (2.13m x 1.02m)

### Private Sun Decks

The bungalow has sun decks to the front and the back ensuring you have private areas to sit and enjoy the sun throughout the day.

### Parking

Private space in front of the property. Further on-site communal spaces for overspill if needed.

### Tenure

Freehold. A very reasonable £700 per annum levy is charged to maintain the extensive grounds

### Communal Grounds

Extensive lawned grounds surround the holiday properties creating a lovely peaceful environment.

### 36 Week Annual Occupancy

Being a holiday environment occupation is limited to 36 weeks of the year. 1st March to 31st October. This property falls within the current pending 52 week occupancy planning application which will substantially extend its use or investment opportunity if it is successful.

### On-Site Rental Program

Seaview Holidays, a family run business, on site rental program is a fully managed 'turn-key' service essentially taking care of your investment including 24/7 on-site staff. NB This property is fully compliant with latest Government safety regulations for renting.

### Council Tax/Business Rates

This property will attract either council tax or business rates depending on whether it is used as a holiday home or holiday rental.



### Nearby Facilities

Springvale Beach, Seagrove Bay, Priory Bay beaches. Seaview Sailing Club. Hersey Nature Reserve. Seaview Village centre. Various local bars and restaurants.

### Construction Type

Standard Construction

### Mobile Coverage

Best results when connected to wifi.

### Broadband Availability

Openreach wifi network supplied by the Salterns Village Management. Pay per use basis.

### Flood Risk

Low Risk of Flooding

### Services

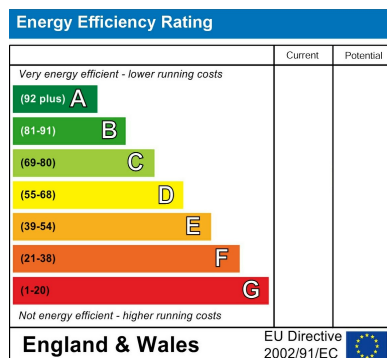
Unconfirmed electric, telephone, mains water, broadband(wifi) and drainage.

### Agents Note

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 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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**Viewing:** Date ..... Time .....