



- 4 Bedroom DETACHED Holiday Home
- Stylish Open Plan Living
- 24/7 Site Security & Wifi Available
- No Onward Chain
- Coastal Position with Rural Backdrop
- Private PARKING & Further Communal Parking
- South Facing Sun Deck
- Beautifully Presented & Fully Furnished
- 36 Week Occupancy
- D/Glazing & Background Heating

Oyster Catcher (H8), Salterns Village Salterns Road, Seaview, Isle Of Wight, PO34 5AQ

£315,000

This attractive DETACHED HOLIDAY HOME is part of Salterns Village, an exclusive selection of holiday cottages and bungalows. It sits along the coastline at Seaview Village and is set against a rural backdrop of rolling fields and woodlands. This FREEHOLD property enjoys 24/7 site security, on site facilities, acres of grassed open spaces and 36 week occupancy .Salterns Village is nestled in grassed flat lands with Hersey Nature Reserve to one side and the Barnsley Trail to to the other. The beach will be on your doorstep and the sea offers great opportunity for endless water pursuits and hobbies whilst for the serious sailors the nearest sailing club is just up the road in Seaview Village. The interior, as with all the properties on site, is beautifully presented and comes fully furnished so you can start enjoying the lifestyle benefits of owning your very own holiday home straight away. The ground floor favours a stylish open plan living space seamlessly connecting to your own private south facing sun deck to the rear. Upstairs there are 4 bedrooms, all twins or doubles, with capacity to easily accommodate 8 people or more. There is an en suite and two bathrooms to ensure your needs are catered for. A private parking space sits directly in front of your property and the communal car park has spaces for over spill if needed. Salterns Village offers a rental program should you wish purchase this property purely for investment or generate an income whilst using the property yourself for family holidays.



Accommodation

Entrance Hall

Open Plan Living

27'10" x 20'7" L Shaped (8.48 x 6.27 L Shaped)
Incorporating a lounge and dining area.

Kitchen

14'7 x 10'11 (4.45m x 3.33m)

Bathroom

9'1" x 5'6" (2.77 x 1.68)

Landing

Bedroom 1

10'0" x 8'4" (3.05 x 2.54)

En-Suite

Bedroom 2

10'3" x 6'7" (3.12 x 2.01)

Bedroom 3

11'6" x 10'3" (3.51 x 3.12)

Bedroom 4

14'3" x 6'7" (4.34 x 2.01)

Bathroom

7'5" x 4'10" (2.26 x 1.47)

South Facing Sun Deck

Perfectly positioned sun deck off the kitchen/diner.
This raised deck enjoys a sunny south facing
orientation overlooking the surrounding countryside.

Parking

Allocated space in front of the house. Further spaces
available in the communal car park.

Tenure

Freehold

Occupancy Restrictions

Due to the holiday use of this property it enjoys
occupation limited to 36 weeks of the year. 1st March
to 31st October.



Flood Risk

Low Risk from Surface Water Flooding. High Risk from River & Sea Flooding.

Mobile Coverage

Coverage includes EE, O2, Three & Vodafone

Broadband Connectivity

Up to Ultrafast Fibre available in the area.

Construction Type

Painted mock stone elevations. Concrete tile roof. Cavity walls.

Services

Unconfirmed electric, mains water 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
Made with Metropix ©2019

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

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.



187 High Street, Ryde, Isle of Wight, PO33 2PN



Phone: 01983 611511

Email: ryde@wright-iw.co.uk



Viewing:

Date

Time