



8C CREEK GARDENS

WOOTTON BRIDGE, PO33 4JX

£145,000
LEASEHOLD

CHAIN FREE. A lovely 2 bedroom CREEKSIDE low maintenance holiday home, situated within a peaceful development, close to village amenities. Master Bedroom en-suite. CHAIN FREE.

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SALES & LETTINGS

8C CREEK GARDENS

- 2 Bedroom holiday home
- 12 month season
- Stunning location
- Chain Free



Lounge/ Diner 12'5" x 16'0"

Double glazed doors to front. Double glazed window to back. Electric heater

Cloakroom

Obscured double glazed window. W.C. Basin.

Kitchen 8'6" x 5'10"

Range of floor and wall units. Built in oven. Stainless steel basin and drainer. Freestanding washing machine. Freestanding fridge/freezer.

Hallway

Double glazed door to back. Understairs storage cupboard. Double glazed window. Stairs to 1st floor

Bedroom 1 9'10" x 10'2"

Double glazed window to front with creek views. Electric heater. Built in wardrobe. Door to ensuite shower room.

En-suite shower room

Double glazed obscured window to back. Shower cubicle. Basin. W.C.

Bedroom 2 8'6" x 9'6"

Double window to side. Electric heater. Built in cupboard housing water tank. Loft access

Bathroom

Double glazed obscured window to back. Bath. Basin. W.C

Outside

Decked area to front of property.

Additional information

Leasehold- 989 years remaining

Maintenance costs- £1700 per annum.

EPC: Tbc

12 Month season - RESTRICTED TO HOLIDAY USE





GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.

Valuing people, not just property

TOTAL FLOOR AREA: 668 sq.ft. (62.0 sq.m.) approx.

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) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

W | Williams

SALES & LETTINGS

Williams Islandwide
41 High Street
Wootton Bridge
Isle Of Wight
PO33 4LU

01983 883333
sales@williamsisleofwight.co.uk
lettings@williamsisleofwight.co.uk
www.williamsisleofwight.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements