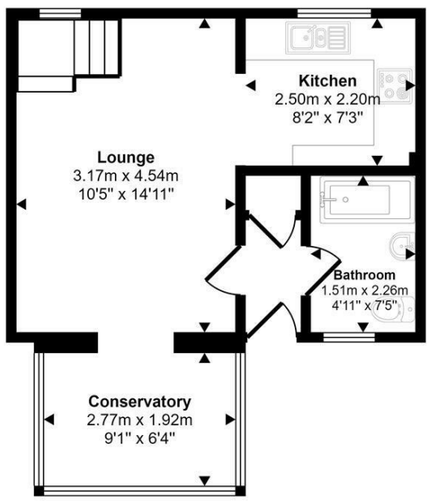
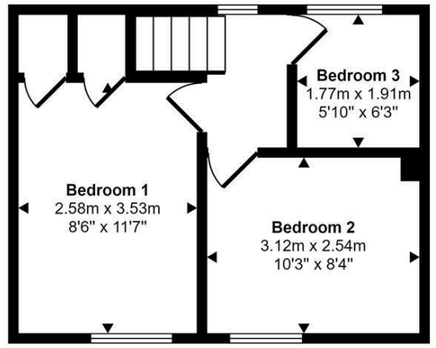
Approx Gross Internal Area
59 sq m / 639 sq ft



Ground Floor
Approx 33 sq m / 353 sq ft



First Floor
Approx 27 sq m / 286 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 999 years with 978 remaining
ANNUAL GROUND RENT: £50 per annum
GROUND RENT REVIEW PERIOD: [year / month]
ANNUAL SERVICE CHARGE AMOUNT: £ 3600 [year]
SERVICE CHARGE REVIEW PERIOD: [year / month]

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Exempt (Business rates payable)

ref: ADD /LLE /JULY/ 24
TAKEONOK/9/7/24/LLE

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

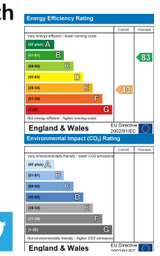
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



Poachers Cottage St Florence Cottages, St. Florence, Tenby, Pembrokeshire, SA70 8NQ

- **Holiday Complex**
- **Three Bedrooms**
- **Brilliant Income Potential**
- **Communal Gardens With Playground**
- **Electric Heating**
- **Leasehold (Share Of Freehold)- 999 Years With 978 Remaining**
- **Open Plan Kitchen/Living/Diner**
- **Indoor Swimming Pool And Sauna**
- **Tennis Court**
- **EPC Rating: E**



Offers In The Region Of £185,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

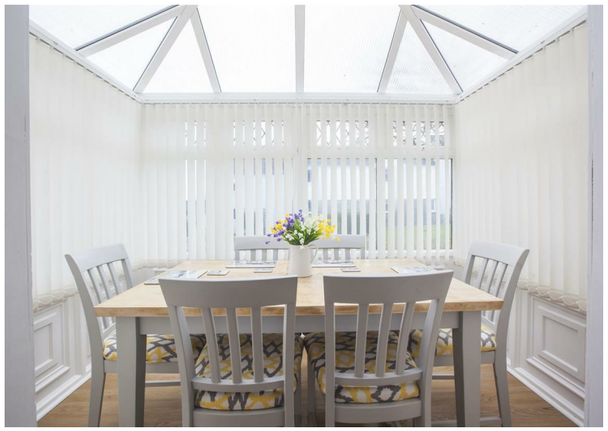
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile



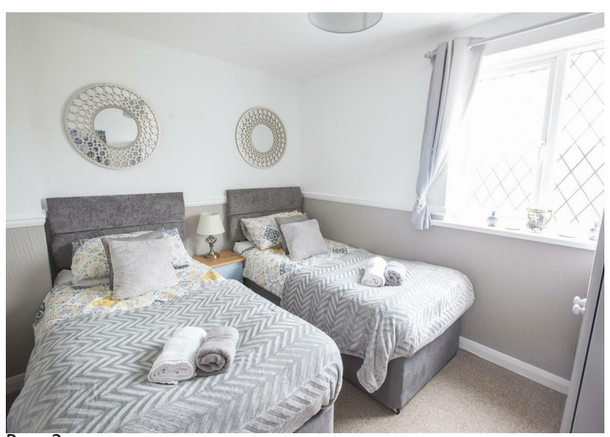


















Poachers Cottage is located in the picturesque village of St. Florence, Tenby. Poachers Cottage would make an ideal retreat for all your friends and family, which boasts a modern design throughout. The property would make the ideal family retreat and even offers brilliant holiday letting potential. Nestled in the heart of the village, you'll have easy access to local amenities. St. Florence is a delightful location that offers a peaceful retreat from the hustle and bustle of city life.

As you step into the property, you are greeted by entrance hallway with storage cupboard. The ground floor also accommodates, the modern family bathroom, and an open plan living/kitchen/diner, ideal for relaxing after a day of exploring. The contemporary design of the house gives it a stylish and inviting feel. The first floor provides two double bedrooms and an additional single bedroom.

One of the highlights of this property is its location within a complex that features an indoor pool and sauna. Imagine starting your day with a refreshing swim or unwinding in the pool after a long day - pure bliss! Further on site facilities include a tennis court, table tennis room, communal gardens with BBQ area, mini golf and playground.

Don't miss this opportunity to own a piece of paradise in Ivy Tower Village. Whether you're looking for a second home or holiday let, this property has everything you need. Book a viewing today and start envisioning the life you could lead in this beautiful home.

St Florence is a village of charm and a past winner of the coveted Wales in Bloom trophy. There are many pretty cottages, one with a well-known architectural feature known as a Flemish chimney - the last surviving example of its kind in the area. It also has an interesting 13th-century church. The village comes equipped with school for all ages nearby, an array of welcoming pubs and a village playing field. St Florence is 3 miles inland from Tenby on the road towards Carew Castle.



DIRECTIONS

From our Tenby office proceed back up the high street passing the church on the left hand side. Take the second left down St Johns Hill. At the T junction turn right and then turn immediately left onto Heywood Lane. At the T junction turn right and head towards Sageston. After approximately 4 miles turn left just after Manor house signposted St Florence. Continue down this road and bear left at junction. Follow the road for approx 0.3 miles, where the entrance to Ivy Tower Village is on your left.
What/Three/Words:///roaring.shredder.easily

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.