

Tinkers Ledge Church Hill, Totland Bay, England, PO39 0EU
Asking Price £575,000
EPC Rating: C Council Tax Band: E

ELLIOTT
LINCOLN
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



Welcome to Tinkers Ledge, a wonderfully positioned coastal home set on Church Hill in the sought-after village of Totland Bay. Enjoying far-reaching views across the garden, sea and mainland beyond, this spacious and versatile property offers a rare opportunity to secure a home in one of the island’s most desirable west coast locations.

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Lower Ground Floor

Ground Floor

First Floor

Total floor area: 181.0 sq.m. (1,948 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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	69	75
EU Directive 2002/91/EC		