

Totland Bay, Isle of Wight



- **Stunning period property**
- **Highly sought after location**
- **Driveway and low maintenance garden**
- **Bathroom and Shower room**
- **Walking distance of the sea, CHAIN FREE**



About the property

A very handsome Victorian home set in Totland bay, walking distance of the sea, village centre and amenities. This charming property is offered to the market chain free and ready to move into.

Recently used by the owners as a successful holiday let, the property offers low maintenance living as well as a substantial period home with characterful features throughout. Whether as a permanent home or holiday residence, this home would cater for both options.

Within easy reach of the stunning countryside around Alum Bay, including the Needles, Tennyson Down and Headon Warren, the walking paths are well signed. The property also offers coastal walks such as between Totland and Colwell bays with cafes and restaurants along the way.

Internally, the space on offer is very well sized with two large reception rooms with bay windows to the front. There is a modern kitchen to the rear which opens onto the low maintenance but secluded side garden. The large utility room has an original fireplace and space for appliances.

Upstairs, there are three good sized bedrooms all of which are double rooms. They are suitably catered for by the modern bathroom and separate shower room.

A beautiful home that with it's chain free offering is likely to be very popular so book a viewing ASAP!

COUNCIL TAX - D

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 18'7 x 12'

Dining Room 15'4 x 10'1

Kitchen 10'2 x 6'6

Utility Room 11'3 x 8'

FIRST FLOOR

Landing

Bedroom 1 13'10 x 12'1

Bedroom 2 11'4 x 10'2

Bedroom 3 12' x 10'

Bathroom

Separate Shower Room

OUTSIDE

Front Garden

Driveway

Side Garden

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk

www.landregistry.gov.uk

www.gov.uk/green-deal-energy-saving-measures

www.homeoffice.gov.uk

www.ukradon.org

www.fensa.org.uk

www.nesltd.co.uk

<http://list.english-heritage.org.uk>

CONTACT US

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiew.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			