

Totland Bay, Isle of Wight



- **1 Bedroom maisonette**
- **Private Entrance**
- **Immaculately presented**
- **Walking distance of the beach**
- **Chain free**



About the property

A Chain Free maisonette in the centre of Totland Bay Village, this 1 bedroom property comes to the market in immaculate condition with light, bright and airy accommodation. A modern property, constructed approximately 20 years ago ensuring a home that is energy efficient and easy to maintain.

Within touching distance you will find a handy local shop, hairdressers and other local amenities. A little further on and you can wander down to the Totland Bay beach and Colwell bay too. There you will find several eateries and including wonderful views and a great way to spend the weekend.

Internally, the property has its own entrance to the first floor. The double bedroom is well presented, as is the open plan living space with the kitchen being a fully fitted space which opens onto the lounge. The bathroom is well proportioned and maintained too.

Perfect as a first purchase, buy to let investment or anyone looking for a bolt hole on the island, which is walking distance of the coast.

Local Authority - Isle of Wight Council

Council Tax Band - A

EPC - C

Ground Rent - N/A

Service Charge - £60 per month (£720 p/a)

Lease remaining - 105 Years

Accommodation

GROUND FLOOR

Entrance

Stairs to

FIRST FLOOR

Landing

Lounge 14'2 (max) x 13' (max)

Kitchen 6'8 x 5'9

Bedroom 11'5 x 9'6

Bathroom

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

triggio.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		