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wright
estate agency

- 2 Bedroom end terrace Holiday Home
- Coastal Position with Rural Backdrop
- Wifi Available via Management
- No Onward Chain
- Stylish Open Plan Living
- 36 Week Annual Occupancy
- Beautifully Presented & Fully Furnished
- Private PARKING
- Sun Decks to Front & Rear
- D/glazing & Background Heating

Blossom Cottage, SA 44, Salterns Village Salterns Road, Seaview, Isle Of Wight, PO34 5AQ

£105,000

This attractive end terrace holiday home occupies a key position within Salterns Village, a collective of holiday cottages and bungalows. It sits along the coastline at Seaview Village and is set against a rural backdrop of rolling fields and woodlands. This FREEHOLD property enjoys on site facilities, acres of grassed open spaces and 36 week annual occupancy. Salterns Village is nestled in grassed flat lands with Hersey Nature Reserve to one side and the Barnsley Trail to to the other. The beach will be on your doorstep and the sea offers great opportunity for endless water pursuits and hobbies whilst for the serious sailors the nearest sailing club is just up the road in Seaview Village. The interior, as with all the properties on site, is beautifully presented and comes fully furnished so you can start enjoying the lifestyle benefits of owning your very own holiday home straight away. The single floor accommodation favours a stylish open plan living space seamlessly connecting to your own private sun decks to the front and rear. A private parking space sits adjacent to your property and the communal car park has spaces for over spill if needed. Salterns Village offers a rental program should you wish purchase this property purely for investment or generate an income whilst using the property yourself for family holidays.

Accommodation

Private Entrance

Open Plan Living Incorporating Kitchen
17'6" max x 14'2" max (5.33 max x 4.32 max)

Bedroom 1
9'5" x 6'9" (2.87 x 2.06)

Bedroom 2
9'8" x 7'0" (2.95 x 2.13)

Shower Room
7'0" x 3'4" (2.13 x 1.02)

Sun Decks to Front and Rear
Overlooking the extensive communal grounds and surrounding countryside including the nature reserve.

Parking
Two allocated parking spaces adjacent to property. Further spaces available in communal car park.

Tenure
Freehold

Annual Occupancy
This holiday home/holiday let enjoys a 36 week annual occupancy. The season runs from March to November.

Business Rates/ Council Tax
When supplied with evidence of the 36 week occupancy this property will be exempt from the second homes council tax premium affording a substantial saving to the owner. Currently Band B, discounted to £1211.86. Business rates will apply if you rent out the property for over a certain period, we would suggest checking the latest rules.

Flood Risk
Very Low Risk from Surface Water. High Risk from Rivers and Sea.

Broadband Connectivity
Openreach network. Standard speed broadband available

Mobile Coverage
Coverage includes EE, O2, Three & Vodafone(limited indoors use, better outdoors.)

Construction Type
Painted mock stone elevations. Concrete tile roof. Cavity walls.

Recent Improvements/Upgrading
In 2023 the vendor spent £7000 to upgrade the internal fire safety precautions to meet the latest regulations including fire doors and hard wired smoke and fire alarms.

Nearby Facilities
Springvale Beach, Seagrove Bay & Priory Bay beaches. Seaview Sailing Club. Hersey Nature Reserve. Seaview Village centre. Various local bars and restaurants.

Services
Unconfirmed electric, telephone, mains water and drainage.

Agents Note:
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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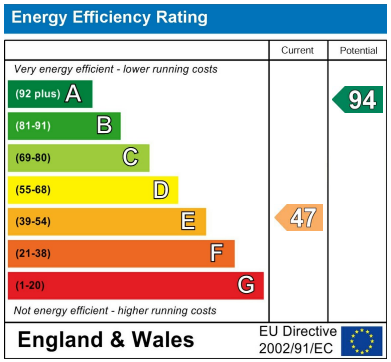

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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