



6 TOLLGATE COTTAGES DUVER ROAD , PO34 5AJ

£245,000
FREEHOLD

RESIDENTIAL & FREEHOLD. A stone's throw from the beach.... 3 bedrooms, 2 downstairs and 1 bedroom with ensuite upstairs. If you are after a home next to beautiful and popular beaches and a fabulous nature reserve to the rear then this property is a must. Easily manageable. Ideal home, holiday let or long let. Parking

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6 TOLLGATE COTTAGES DUVER

- 3 Bedroom chalet bungalow • A stones throw from the beach • Furnished and ready to go! • Chain Free



Open plan Lounge / Kitchen

Double glazed front door and large window to front. Stairs to 1st floor. Storage cupboard. Electric wall heater

Kitchen

Double glazed window to rear. Range of Kitchen units with tiled splash back. Built in freezer and space for fridge and washing machine. Electric oven, hob and extractor.

Downstairs Bedroom

Double glazed window. Electric wall heater. Storage cupboard.

Downstairs Bedroom

Patio doors to the rear leading to the decking

Downstairs Shower Room and W.C

Obscured double glazed window to rear. Fully tiled. Low level W.C. Walk in shower. Hand basin.

Upstairs Bedroom 14'2" x 8'11"

Double glazed window to side. Velux window. Electric wall heater. Storage cupboard into eaves.

Bathroom

Double glazed window to front with sea views. Hand basin. Low level W.C. Storage cupboard. Heated towel rail.

Outside

Decking to rear and front.

Please note - We have been informed by the

current owner that the property is Freehold and fully residential. Due to the unusual nature of the property, please have this checked by your solicitor. The property come with a 1/28 share of the communal areas - Management charge is approx £500 per annum but is subject to change.

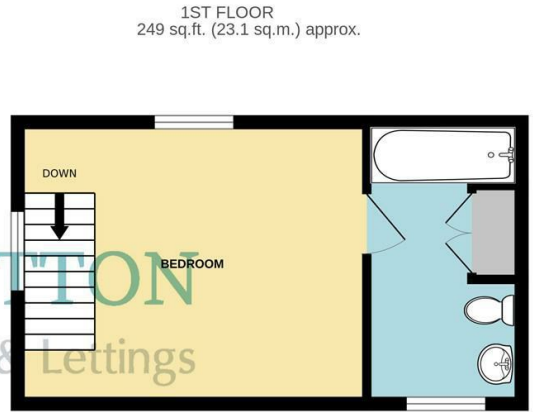
Freehold

Council tax: Currently business rates - however other similar are Band C

EPC : E

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Wootton
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TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements