

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold

LENGTH OF LEASE: 999 Years with 979 remaining

ANNUAL GROUND RENT: £50

GROUND RENT REVIEW PERIOD: n/a

ANNUAL SERVICE CHARGE AMOUNT: £3600

SERVICE CHARGE REVIEW PERIOD: [year]

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: N/A- Business rates payable

HEATING: Electric

ref: ADD /LLE / JULY/ 25

TAKEONOK/24/07/LLE

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584



Ploughmans Cottage Ivy Tower Village, St Florence, Tenby, Pembrokeshire, SA70 8NQ

- Mid-Terrace Cottage (All Contents Included)
- Communal Swimming Pool And Sauna
- Mini Golf And Playground
- Conservatory
- Electric Heating
- Brilliant Income Potential
- Tennis Court And Table Tennis
- Three Bedrooms
- Leasehold (999 Years With 979 Remaining)
- EPC Rating: D

£195,000

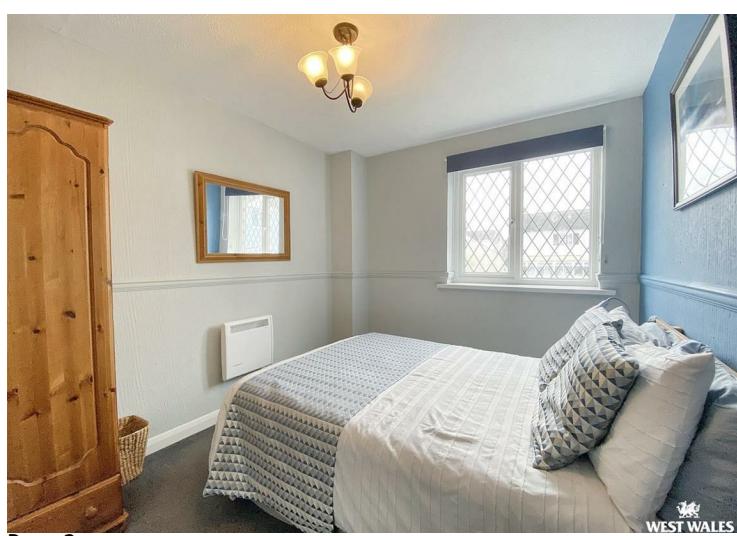
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The Agent that goes the Extra Mile





DIRECTIONS

From our Tenby office proceed back up the high street passing the church on the left hand side. Take the second left down St Johns Hill. At the T junction turn right and then turn immediately left onto Heywood Lane. At the T junction turn right and head towards Sageston. After approximately 4 miles turn left just after Manor house signposted St Florence. Continue down this road and bear left at junction. Follow the road for approx 0.3 miles, where the entrance to Ivy Tower Village is on your left. What/Three/Words://speeded.pencil.regal

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.