SPENCE WILLARD



Tantivy, Church Place, Freshwater, Isle of Wight, PO40 9BN

An attractive stone, two bedroomed bungalow with off road parking and south facing garden pleasantly located in this sought after area of the village.

VIEWING
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A character mid terrace cottage with two bedrooms ,both with ensuite, rear garden and off-road parking at the front. Purchased early 2021 and updated in recent times to include a new gas combination boiler fitted in September this year. Ideal as a a permanent home or holiday home as desired and already set up with a disabled wheelchair user in mind if required .

On entering from the front, there is a large living/dining room area with feature fireplace and double patio doors to outside rear garden, a galley style kitchen, a large double bedroom with ensuite shower room and a large single bedroom also with an ensuite shower room. Outside there is off-road parking to the front and an L-shaped garden and patio to the rear.

LOCATION
The property is located in historic Old Freshwater, a collection of period cottages and newer dwellings close to the church and Red Lion pub which is renowned for its excellent food. Freshwater village centre with its range of shops services and amenities is within half a mile and a short distance away is the picturesque Causeway and SSSI protected Yar Estuary with access to the cycle path along the old railway line to the historic harbour town of Yarmouth with its range of pubs and restaurants, excellent sailing facilities and mainland ferry terminal.

LIVING ROOM
17'0" x 12'4"
Feature stone fireplace, beamed ceiling and door connecting to the rear garden.

KITCHEN
7'7" x 7'5"
A galley kitchen fitted with wall and floor standing cupboards with work surface over, stainless steel sink and plumbing for washing machine.

BEDROOM 1
13'4" x 9'1"
A generous dual aspect, double bedroom with door to the rear garden. Access to:

ENSUITE
Fitted with double shower, WC and pedestal wash basin. and currently fitted with a modern disabled access shower.

BEDROOM 2
10'1" x 7'8"
A large single bedroom with window to the front with access to:

ENSUITE.
Fitted with a shower cubicle with bi-fold doors, WC and wash basin.

OUTSIDE
There is a hard standing to the front and the southerly aspect L-shaped rear garden is on two levels with a timber shed included.

ADDITIONAL INFORMATION
Upgraded by the current owner to include a new combination gas boiler installed in September this year, increased loft insulation, the fitting of internal sliding doors and the addition of air vents to the double glazed units.

As one family member is wheelchair bound, the current owner has added a modern disabled shower in bedroom one, outside power for the charging for a disabled scooter/wheelchair and there are double doors from bedroom one to the rear garden.

TENURE
Freehold

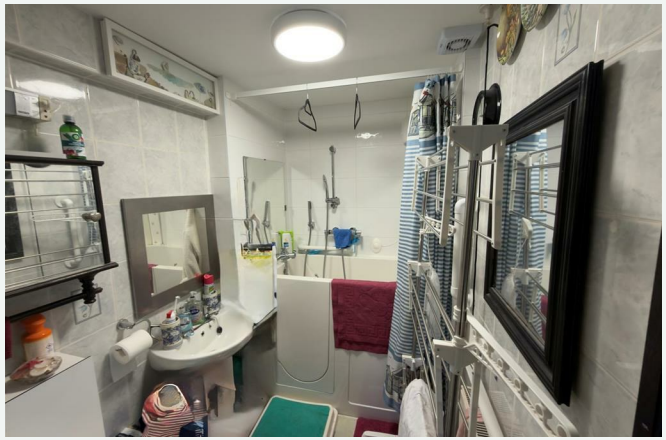
COUNCIL TAX BAND
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EPC RATING
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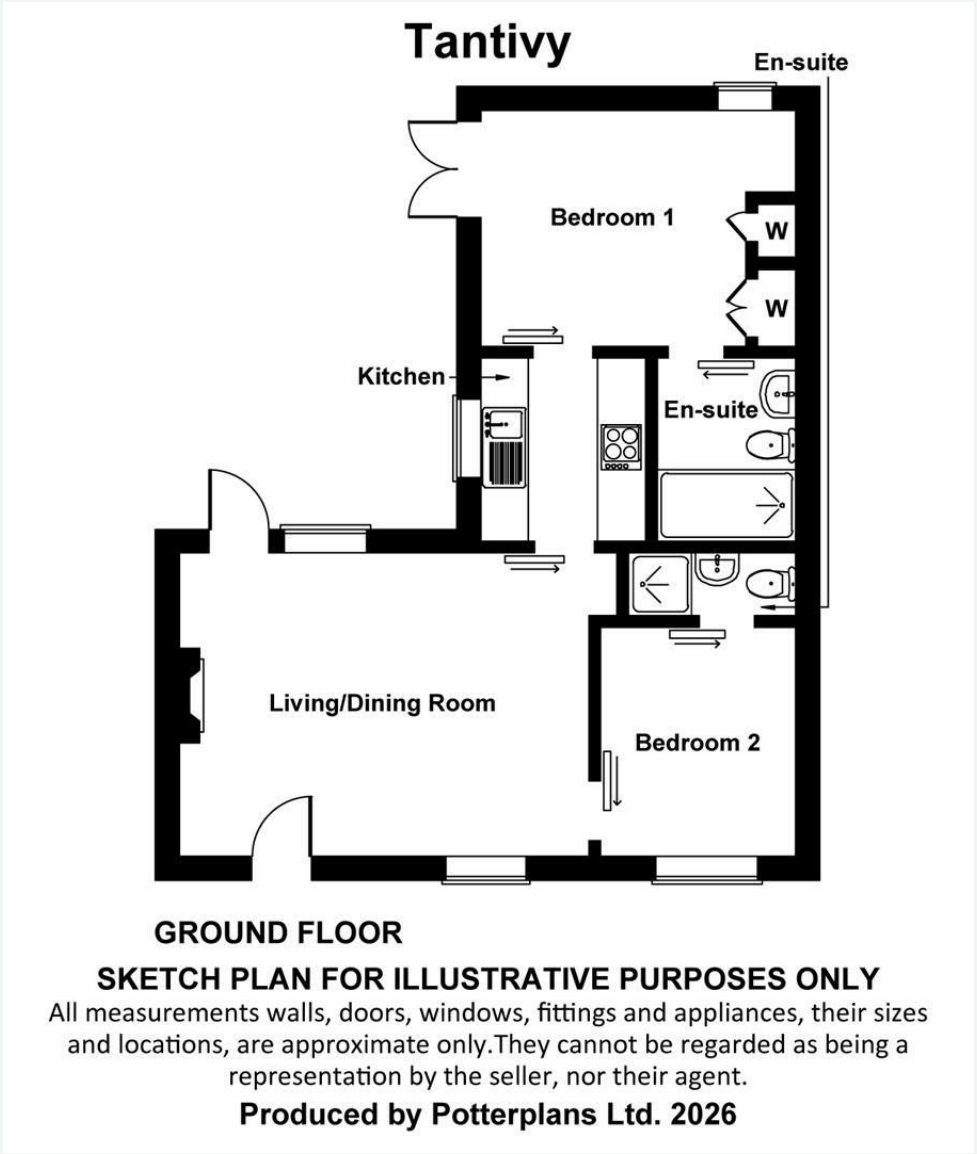
VIEWINGS
Strictly by prior appointment only via Spence Willard Estate Agents in Freshwater.











GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.They cannot be regarded as being a representation by the seller, nor their agent.

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