

SPENCE WILLARD



13 Fairfield Way, Totland Bay, PO39 0EF

*A detached bungalow with two bedrooms, a good sized living room, a well equipped kitchen, a bathroom and a separate shower room. There is off-road parking and a garage. No onward Chain.*

**VIEWING**

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A chain free detached two bedroomeed bungalow on the borders of Totland Bay and Freshwater. The accommodation briefly comprises an entrance hall, a living room, a fitted kitchen, two double bedrooms a shower room, and a separate bathroom. Moving outside there is a detached garage with off-road parking for 2-3 vehicles, a raised decked area overlooking rear gardens and a mature planted front garden. The bungalow overall is in good condition and further benefits from having gas central heating and double glazing. The rear decking area requires some remedial works.

**LOCATION**

Fairfield Way is predominantly made up of bungalows with a few modern houses and is within a short walk or drive from the main village shopping centre in Freshwater with its range of bespoke and branded outlets, cafe's and restaurants with amenities including a sports centre with indoor pool, a health centre and a library. The seafronts at Totland Bay and Colwell Bay are nearby and within a short walk or drive as preferred .Road and bus links are good across the Island with the nearest Ferry terminal to and from mainland UK via Lymington, located at Yarmouth a 5-6 minute drive away and offering regular sailings for both foot and vehicle passengers.

**HALLWAY**

Door from front pathway with two built-in cupboards with one housing hot water tank and doors off to:

**SHOWER ROOM**

1.585 x 1.580 (5'2" x 5'2")

Comprising a corner shower, WC and a wash hand basin with obscure widow to front aspect.

**LIVING ROOM**

4.910 x 3.495 (16'1" x 11'5")

A light and airy space with dual aspect windows , a fireplace with living flame gas fire and could be used as lounge or lounge/diner as preferred.

**KITCHEN**

3.350 x 2.520 (10'11" x 8'3")

A well appointed kitchen with ample worksurface areas with inset sink and a good range of floor and wall mounted kitchen units .Integrated white goods include a Neff double oven, a gas hob with cooker hood over, a slimline dishwasher, a Bosch washing machine and a fridge/freezer. There is also a wall mounted Worcester Gas Boiler and a window to side and door to outside.

**BEDROOM ONE**

3.700 x 3.170 (12'1" x 10'4")

A double bedroom with window overlooking rear gardens

**BEDROOM TWO**

3.495 x 2.620 (11'5" x 8'7")

Another double bedroom also looking over rear gardens

**BATHROOM**

2.150 x 2.1125 (7'0" x 6'11")

**GARAGE**

Up and Over door to front and pedestrian access to one side from patio area. Power and light.

**OUTSIDE**

To the front there is off rad parking on hard standing for 2-3 vehicles to the front with access to garage and main and side entrances. The front garden is mostly lawned with some planted shrubs and a small tree. There is gated access to the rear gardens and side access into kitchen and there is a raised decked area, some additional seating areas with most of the garden laid to lawn with some mature shrubs and trees .

**TENURE**

Freehold

**COUNCIL TAX BAND**

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**EPC RATING**

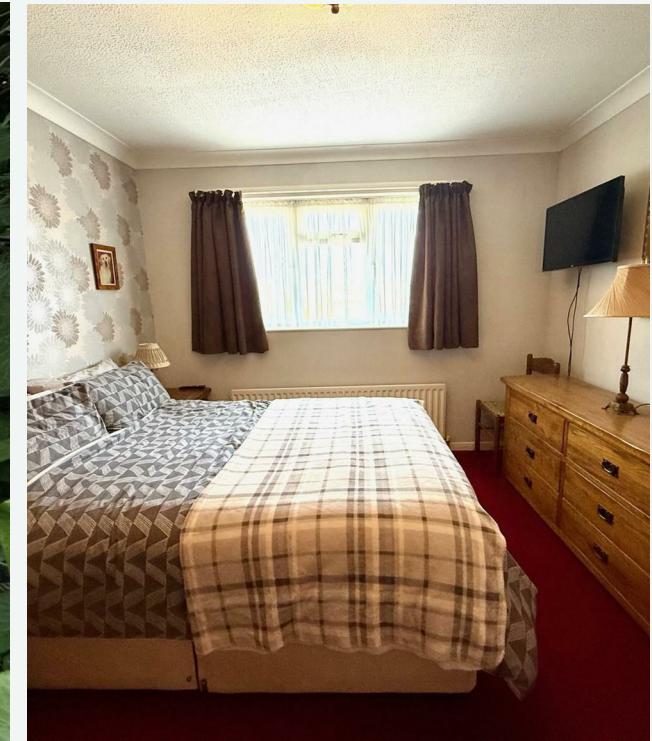
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**VIEWING**

Strictly by appointment only via Spence Willard Estate Agents in Freshwater

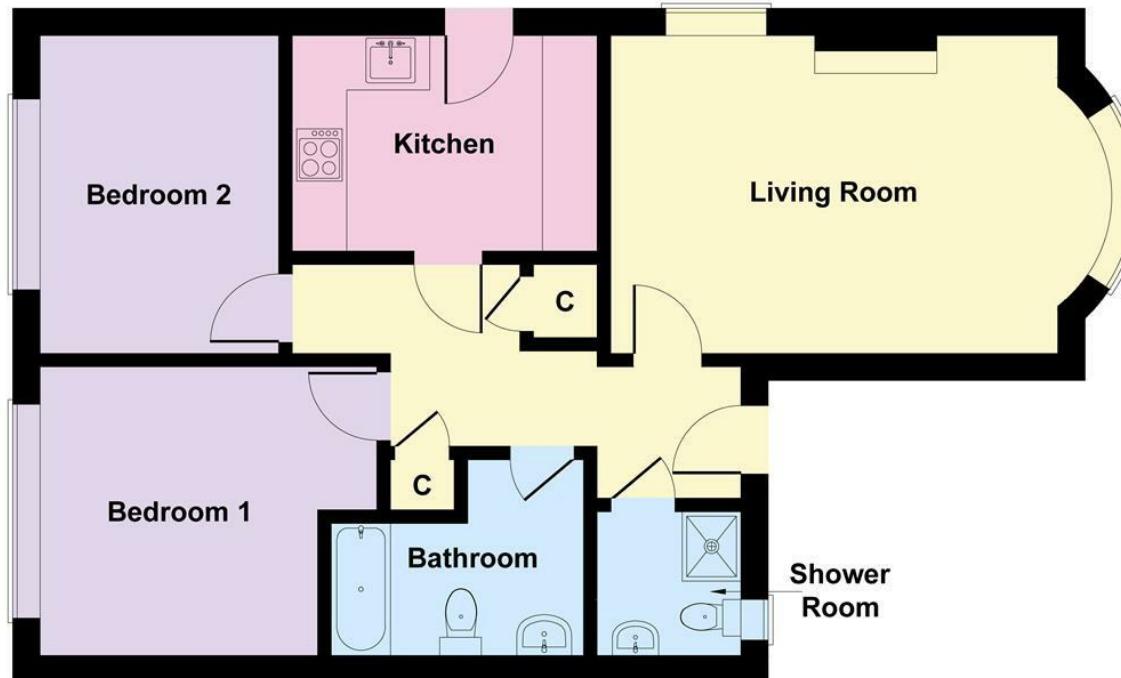




# 13, Fairfield Way

Approximate Gross Internal Area

710 sq ft - 66 sq m



## 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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