

SPENCE WILLARD



2 Richmond Meade, Freshwater, Isle of Wight, PO40 9EB

Located in Richmond Meade, a small private 'No Through' lane of just a few properties, this recently modernised two bedroomed semi-detached house located in the heart of Freshwater Village with off-road parking and a far reaching view to Tennyson Down.

VIEWING

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A deceptively spacious two-bedroom semi-detached home positioned towards the end of a private 'No Through' lane, just a short stroll from the village centre via a residents private locked gated access into Avenue Road car park and enjoying a pleasant far reaching view over rooftops to Tennyson's monument on Tennyson Down from the main bedroom. The property benefits from off-road parking to the front and enjoys gardens wrapping around three sides. Inside, the accommodation features a double-glazed side porch/small conservatory, a generous dining room and a welcoming living room centred around a feature log-burning stove, along with a fitted kitchen and a rear porch/utility area opening directly to the garden. Upstairs, there are two good sized bedrooms and a modern shower room.

The current owner has undertaken a series of improvements in recent years, including upgraded electrics and a new gas central heating system with a Worcester boiler and new radiators and pipework. The home also offers excellent scope to extend and/or convert the loft (subject to planning consent) to create a four-bedroom property if desired, several neighbouring homes have already done so.

LOCATION

Richmond Meade is an unmade cul-de-sac with just a few houses and is very close to the centre of Freshwater Village shops and amenities. There is a good mix of local shops and eateries plus a sports centre with indoor pool, a health centre and a library. The seafronts at Colwell Bay, Totland Bay and Freshwater Bay are all within walking distance or a really short drive if preferred. The nearest ferry to and from the mainland via Lymington, is located in nearby Yarmouth some 5-6 minutes drive away and offers regular trips to and from the Island via Lymington and the New Forest.

ENTRANCE PORCH/SIDE CONSERVATORY

2.303 x 1.938 (7'6" x 6'4")

Double glazed with windows to three sides and door with internal door into main hall.

HALL

Stairs to first floor with storage cupboard and Cloakroom. Access to the rest of ground floor accommodation.

CLOAKROOM

With WC, wash hand basin and housing recently installed gas central heating boiler.

LIVING /DINING ROOM

6.234 x 4.260 narrowing 3.251 (20'5" x 13'11" narrowing 10'7")

A great space for a family to enjoy with windows to rear and front plus a feature multi-fuel burning stove.

KITCHEN

3.193 x 2.756 (10'5" x 9'0")

Dual aspect windows and offering a range of floor standing kitchen units with worksurfaces over with inset sink and drainer. There is space for a freestanding cooker and plumbing for washing machine. Tiled floor with door into:

REAR GARDEN ROOM/UTILITY

2.652 max x 2.508 (8'8" max x 8'2")

A useful space with access to rear garden. Could be utilised as a utility if desired.

FIRST FLOOR LANDING

A galleried landing with stairs to and from ground floor. Window to front aspect and internal doors to:

BEDROOM ONE

4.260 x 3.005 (13'11" x 9'10")

A double room with window to front with far reaching views across rooftops to surrounding countryside and Tennyson Down including Tennyson's monument.

BEDROOM TWO

3.250 x 2.984 (10'7" x 9'9")

A small double with window to rear plus built in storage.

SHOWER ROOM

2.746 x 2.017 (9'0" x 6'7")

Dual aspect windows and comprising a corner shower, WC and wash hand basin

OUTSIDE

There is off road parking for two vehicles to the front plus a mature garden with some planted shrubs and trees. Gated access down one side leads to side and rear gardens which include a wood built summerhouse and patio area and access to a brick/concrete shed to the rear of the house. The gardens are a combination of some planted areas with shrubs and small trees and is enclosed by wood fencing.





TENURE

Freehold

COUNCIL TAX BAND

C

EPC RATING

E - Please note, the EPC rating is an old rating from previously before any refurbishment works were carried out and the new central heating system and insulation was installed.

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater.





2 Richmond Meade



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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