SPENCE WILLARD



10 Trevanions Way, Totland Bay, Isle of Wight

A good sized two to three bedroom detached bungalow tucked away in the corner of a small residential cul-de-sac on the semi-rural fringes of the village.

VIEWING
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The property does require some upgrading and modernisation, but offers fabulous potential to provide a comfortable home. The accommodation briefly comprises a generous living room, formerly a lounge/diner, a good sized kitchen and currently, a dining room which leads out to a sun room overlooking the rear garden. There are two good double bedrooms as well as a bathroom with WC and a separate cloakroom. The dining room was previously a double bedroom and could be utilised as an overspill temporary bedroom space if required. Outside there is ample off road parking and a garage, together with gardens to the front and rear, with the rear garden enjoying a westerly aspect taking full advantage of the latter day sun.

LOCATION

Trevanions Way is within easy walking distance of both Totland and Freshwater, the larger village, with a wide range of shops and amenities including a library sports centre and medical centre. The beaches of Totland, Colwell and Freshwater Bay are around a mile away. Close by there are easily accessible walks through farmland and countryside leading to Tennyson Down, Headon Warren and High Down where stunning scenery can be enjoyed.

ENTRANCE HALL

A spacious area with built-in double storage cupboard and an airing cupboard housing the gas central heating boiler.

LIVING ROOM

11'11" max x 22'0"

A dual aspect room formerly a lounge/diner, with an outlook to the front and rear and double doors leading out to the rear garden.

KITCHEN

13'11" v 8'11'

Fitted with an older range of storage cupboards and incorporating a built-in electric oven and hob with cooker hood over.

DINING ROOM

14'6" max x 8'11"

A generous reception room which was formerly a double bedroom with sliding doors leading to:

SUN ROOM

10'5" x 9'9" max

With fully glazed floor to ceiling windows and a door out to the rear garden.

BEDROOM 1

12'9" x 11'3"

A large double bedroom with fitted furniture including wardrobes, chest of drawers and dressing table.

BEDROOM 2

9'10" x 9'3" plus bay

Another double bedroom with a fitted wardrobe and a walk-in feature bay window to the front. There is also a fitted vanity wash basin and a shower cubicle to one corner.

BATHROOM

With suite comprising WC, wash basin and a bath.

CLOAKROOM

with WC and wash basin.

OUTSIDE

To the front of the property there is a good sized area of garden mainly laid to lawn and stocked with a range of established plants and shrubs. A long driveway provides good off road parking and leads to a single garage.

The rear garden is enclosed and offers a westerly aspect. It is mainly laid to hard landscaping with a gated side access onto the driveway.

COUNCIL TAX BAND

F

EPC RATING

D

TENURE

Freehold

POSTCODE

P039 0JL

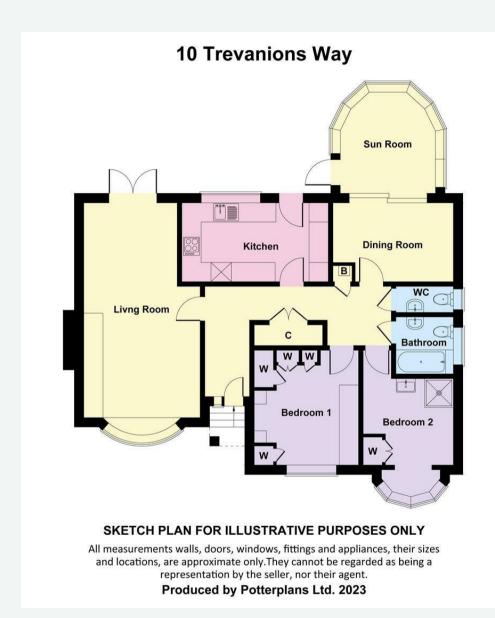
VIEWING

Strictly by appointment with the selling agent Spence Willard.













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