

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" x 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

E

EPC RATING

D

TENURE

Freehold

POSTCODE

PO39 0JL

VIEWING

Strictly by appointment with the selling agent Spence Willard.



10 Trevanions Way



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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