

SPENCE WILLARD



10 Fairfield Way, Totland Bay, Isle of Wight

Neatly tucked away, this detached three bedroom bungalow in a quiet cul-de-sac location between Totland and Freshwater villages.

VIEWING

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The property does require some redecoration and modernisation, but offers fabulous potential to provide a comfortable home. On entering the property, there is a generous hallway together with a good sized kitchen with space for a breakfast table. In addition, there are three good bedrooms as well as a good lounge/diner which leads through to the conservatory to the rear. A cloakroom/WC and bathroom completes the accommodation. A modern gas central heating boiler provides central heating throughout the property and the majority of the windows are double glazed, with exception to the internal lounge/diner window and the conservatory. Outside there are good gardens to the front side and rear offering a good degree of privacy and enjoying a south and westerly aspect to the side and rear. There is off road parking and a garage as well as ample space to provide further parking if required.

LOCATION

Situated between Freshwater and Totland Bay, the property provides convenient access to the facilities in both village centres as well as being within a mile of the popular beaches in Colwell and Totland Bays and accessible to miles of surrounding downland and coastal walks. In addition, the car ferry terminal in Yarmouth, approximately ten minutes drive, provides access to the mainland where there are rail links to London from Lymington adding to the property's convenience as either a permanent or second home.

ENTRANCE HALL

A good sized welcoming space with access to the loft space and built-in storage comprising cloaks cupboard and an airing cupboard housing the hot water cylinder.

CLOAKROOM/WC

with WC and wash hand basin.

LOUNGE/DINER

16'6" x 14'9"

A good sized reception room with double aspect windows and a sliding doors to:

CONSERVATORY

7'10" x 12'2"

A fully glazed room overlooking the garden with sliding door leading out.

KITCHEN

11'5" x 8'10"

A generous room overlooking the rear garden with space for a breakfast table and fitted with a range of cupboards, drawers and work surfaces incorporating an inset sink unit. There is space for a freestanding cooker and plumbing for a washing machine. A wall mounted gas fired 'Worcester' boiler supplies the central heating and hot water and a side door leads to the gardens.

BEDROOM 1

11'1" x 10'4"

A good double bedroom with an outlook to the front

BEDROOM 2

8'11" x 10'6"

Another double bedroom enjoying a double aspect.

BEDROOM 3

11'1" x 7'6"

A good bedroom overlooking the front garden.

BATHROOM

7'10" x 6'0"

Fitted with a white suite comprising wash basin, bath and a corner shower cubicle.

OUTSIDE

There are good gardens to the front side and rear of the property, which are mainly laid to lawn and feature a number of established plants and shrubs. The side and rear gardens are enclosed by a mixture of fencing and hedging providing a good degree of privacy and enjoy a south and westerly aspect, taking full advantage of the sun. To the front the garden is open pan with access both sides to the rear garden and a driveway leading to the GARAGE 5.16m x 2.59m (16'11" x 8'5") with electric roller door and power/light.

COUNCIL TAX BAND

E

EPC RATING

D

TENURE

Freehold

POSTCODE

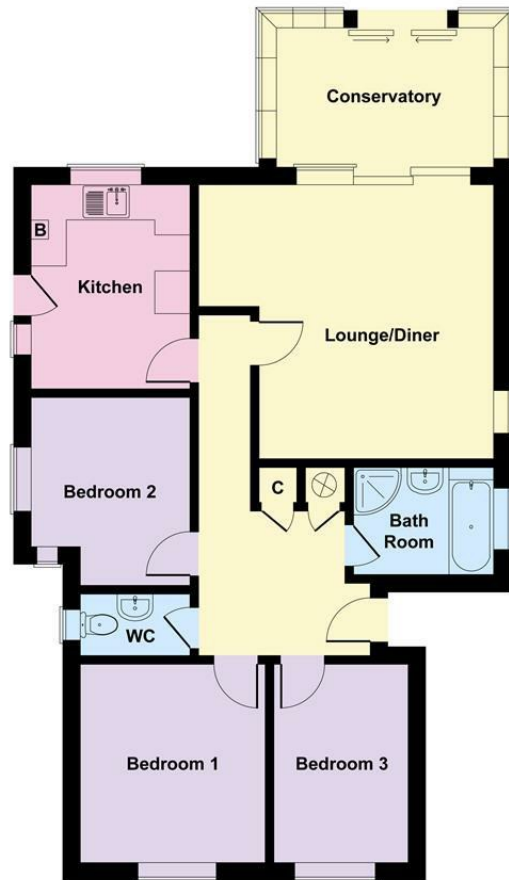
PO39 0EF

VIEWING

Strictly by appointment with the selling agent Spence Willard.



10 Fairfield 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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