

SPENCE WILLARD



30 St Saviours Road, Totland Bay, Isle of Wight

A semi detached two bedroom home set in a good sized plot with potential for off road parking.

VIEWING

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The property offers well proportioned rooms which enjoy double glazing and gas central heating and offer fabulous potential. To the ground floor there is a useful entrance porch leading into the entrance hall, a good sized lounge/diner which enjoys an outlook to the front and rear and a kitchen with larder cupboard and a useful adjoining utility area which could be incorporated into the kitchen to create a larger space if required. To the first floor, there is a spacious landing with a bathroom, separate WC and two generous double bedrooms leading off. The large main bedroom (Bedroom 1) has a great opportunity to be subdivided into two bedrooms should a third bedroom be required. Outside, there is an enclosed area of garden to the front and a good sized westerly facing rear garden offering good privacy.

LOCATION

The property is situated in a residential area towards the southerly outskirts of Totland Bay and easily accessible to the village centre amenities, beach and Turf Walk. Nearby footpaths and bridleways give access to miles of downland and coastal walks and the adjoining village of Freshwater, with its range of shops services and amenities, is within a mile. The harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is within a ten minute drive.

PORCH

Leading to:

ENTRANCE HALL

A welcoming space with stairs leading off.

LOUNGE/DINER

16'6" x 10'8"

A good sized reception room with an outlook to the front and rear and featuring a central cast iron fireplace as its main focal point.

KITCHEN

12'9" max x 7'1"

A double aspect room fitted with a range of base cupboards and work surfaces incorporating a double drainer sink unit. Other features include a shelved larder cupboard with plumbing for washing machine as well as a useful shelved understairs cupboard.

UTILITY AREA

6'5" x 7'3" plus recess

A useful space with work surfacing housing a gas central heating boiler below. Side door leading to the garden.

FIRST FLOOR LANDING

A spacious area with an outlook to the rear garden and access to the loft space.

BEDROOM 1

16'6" x 10'8"

A large double bedroom with an outlook to the front and rear and featuring a built-in airing cupboard housing the hot water tank.

BEDROOM 2

12'9" max x 8'3"

Another generous double bedroom with an outlook to the front.

BATHROOM

5'6" x 5'1"

Fitted with a wash basin and bath incorporating a shower attachment mixer tap.

SEPARATE WC**OUTSIDE**

To the front of the property is an enclosed area of garden mainly laid to lawn and stocked with a variety of plants and shrubs and offering great potential to provide off road parking if required, subject to obtaining any necessary permission.

A gated side access leads to the good sized rear garden which is mainly enclosed by fencing and well stocked with a wide variety of established plants, trees and shrubs, offering a good degree of privacy, together with lawns and a timber garden shed.

COUNCIL TAX BAND

C

EPC RATING

D

TENURE

Freehold

POSTCODE

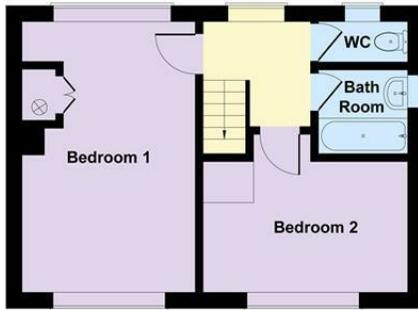
PO39 0EZ

VIEWING

Strictly by appointment with the selling agent Spence Willard.



30 St Saviours Road



FIRST FLOOR



GROUND FLOOR

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.

Produced by Potterplans Ltd. 2023



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