SPENCE WILLARD

# 14 Martine Close, Freshwater, Isle of Wight

*A two bedroom end of terrace house in a good sized corner plot with the added benefit of a garage pleasantly tucked away between Colwell Bay and Freshwater.*

VIEWING
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The accommodation would benefit from some modernisation, yet with double glazing and a gas central heating system already in place, it offers excellent scope to create a comfortable and appealing home. The ground floor includes an open porch leading into the entrance hall, a front-facing kitchen and a well-proportioned lounge/diner with doors opening directly onto the garden. Upstairs are two double bedrooms and a bathroom. Externally, the garden wraps around the side and rear of the property, providing further potential to extend on one side if desired (subject to consents). A garage en bloc offers valuable parking or storage, completing the overall package.

**LOCATION**
14 Martine Close enjoys a tucked away position within a small cul-de-sac on the outskirts of Freshwater, placing it within easy reach of the village's excellent range of shops, cafés, a health centre, leisure facilities and everyday amenities. The stunning coastline of the West Wight is close by, with the beach in Colwell Bay within a short stroll. Freshwater Bay and Totland Bay are both just a short drive away, offering beautiful beaches, coastal paths and dramatic scenery. The historic harbour town of Yarmouth, with its ferry links to Lymington, is also conveniently accessible, making this a well-connected yet tranquil location ideal for both full-time living and holiday use.

**PORCH**
Featuring a neat recessed cupboard for a refuse bin.

**ENTRANCE HALL**
with stairs leading off.

**LOUNGE/DINER**
16'2" x 11'1" max
A good sized room with windows to the side and rear and double doors leading out to the rear garden. A good sized understairs cupboard provides valuable storage space.

**KITCHEN**
10'7" x 8'6" max
Located to the front of the property, the kitchen area is partially open to the lounge diner for convenience and offers potential to be opened fully to the dining area if desired. Currently there is a sink unit and a range of storage cupboards and work surfaces together with a built-in larder cupboard. The wall mounted gas boiler provides both hot water and central heating.

**FIRST FLOOR LANDING**
with access to the loft space.

**BEDROOM 1**
11'1" x 10'4"
A good double bedroom featuring two built-in storage/wardrobe cupboards and an outlook to the front.

**BEDROOM 2**
10'11" x 10'7" max
An L'shaped double bedroom overlooking the rear garden.

**BATHROOM**
6'8" x 5'2"
Fitted with a suite comprising WC, wash basin and a bath with an electric shower over. In addition, there is a ladder style towel radiator.

**OUTSIDE**
To the front of the property is an open plan area of garden mainly laid to lawn with a pathway leading to the front entrance. The rear garden is enclosed by fencing and again laid to lawn with hedging and shrubs to the side boundary providing some privacy. As mentioned, there is huge potential to extend the property to the side to create further accommodation if desired (subject to obtaining any necessary planning permissions and regulation approvals). There is a garage located in a block opposite the property which offers secure undercover parking and /or storage.

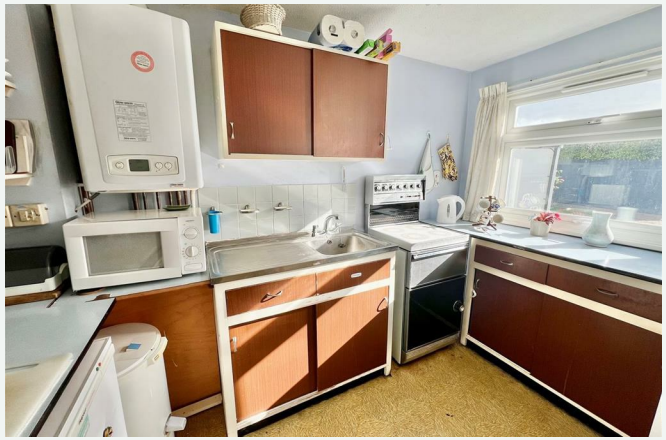
**COUNCIL TAX BAND**
B

**EPC RATING**
C

**TENURE**
Freehold

**POSTCODE**
PO40 9NG

**VIEWING**
Strictly by appointment with the selling agent Spence Willard.



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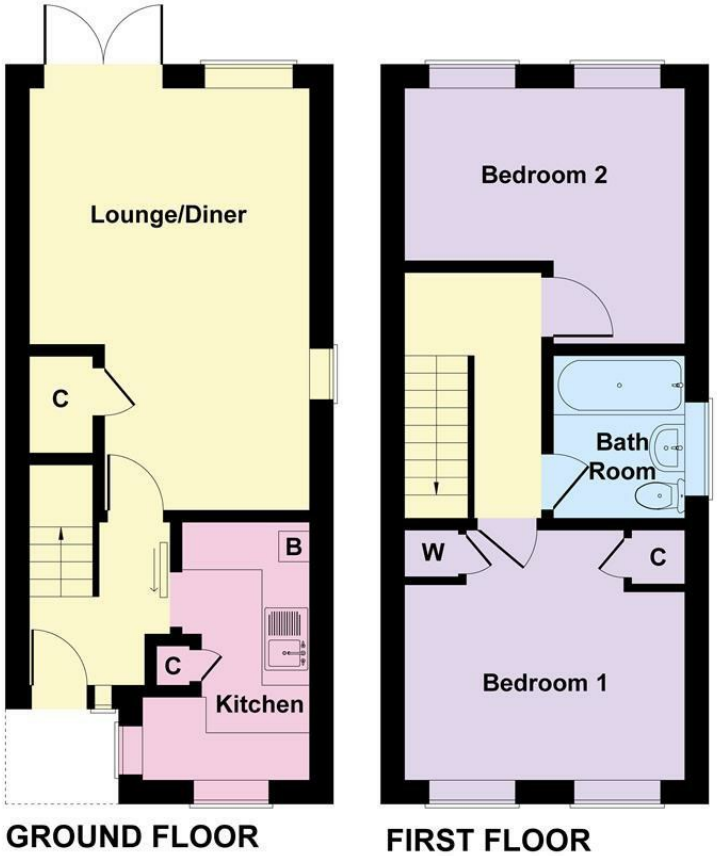


**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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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