SPENCE WILLARD



8 St Andrews Way, Freshwater, Isle of Wight

A deceptive three bedroom detached bungalow in a quiet residential area within a few hundred yards of the village amenities.

VIEWING
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The property features well proportioned rooms and is warmed by a gas central heating system with the added convenience of double glazed windows for comfort and reduced maintenance. There is a generous living room with an outlook to the front together with a well appointed kitchen featuring integrated cooking facilities. There are two good bedrooms as well as a shower/wet room providing a modern facility ideal for those with limited mobility. To the front, the former garage still retains a useful storage area with a driveway adjacent. The rear garden is enclosed by fencing and mainly laid to hard landscaping for lower maintenance. There is s all variety of plants/shrubs together with a paved patio area with timber garden shed and a second garden store to one corner of the garden. A ramped access from bedroom two provides further convenience and accessibility into the garden.

LOCATION
Set in a pleasant residential position just a short stroll from Freshwater village centre, this location combines everyday convenience with easy access to shops, cafés and essential amenities. The popular beaches at Colwell and Totland Bay are only minutes away, while an extensive network of scenic footpaths and downland trails offers miles of coastal and countryside walking. The charming harbour town of Yarmouth, with its ferry link to Lymington, is an effortless ten-minute drive, making this an ideal base for both relaxation and exploration.

ENTRANCE HALL

LIVING ROOM
16'8" x 12'7"
A spacious reception with a bow window to the front.

KITCHEN
11'7" x 6'10"
Well appointed with a range of modern cupboards, drawers and generous work surfaces, the kitchen offers excellent storage throughout. Integrated appliances include an eye-level electric oven and microwave, alongside a ceramic hob with extractor above, while space beneath the worktops can accommodate a selection of freestanding appliances including a washing machine, fridge and freezer etc. Enjoying a pleasant outlook to the front, the room also benefits from a useful external side door.

INNER LOBBY

BEDROOM 1
12'3" x 9'6"
A generous double bedroom with an outlook to the rear.

BEDROOM 2
10'2" x 9'0"
Another double bedroom with an outlook and door leading to a ramped access into the garden.

SHOWER/WET ROOM
7'10" x 6'8"
A good sized and practical facility with attractive shower boarding to the walls and comprising a WC, wall hung vanity wash basin and a shower to one corner with a sealed wet room self draining floor, ideal for those with limited mobility.

HOBBY ROOM
12'1" 8'0"
A useful and versatile space with an outlook and access to the rear garden.

OUTSIDE
To the front of the property is an open plan area of garden featuring a driveway providing off road parking as well as gated access to both sides of the property. A useful store 2.45m x 1.30m, which was part of the former garage, features power/light and an up and over door.

The enclosed rear garden has been landscaped with reduced maintenance in mind featuring a variety of plants/shrubs together with a paved patio area with timber garden shed and a second garden store to one corner of the garden. A ramped access from bedroom two provides further convenience and accessibility into the garden as does both side access pathways.

COUNCIL TAX BAND
D

EPC RATING
tbc

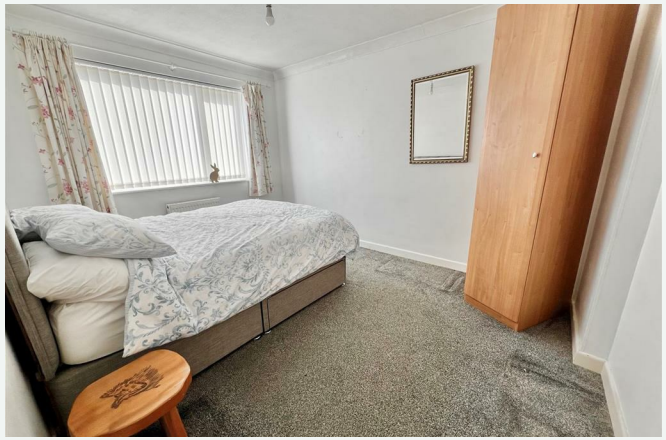
TENURE
Freehold

POSTCODE
PO40 9NH

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









8 St Andrews 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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