



## **Tanglewood Madeira Lane, Freshwater, Isle Of Wight, PO40 9SP**

**£489,000**

On offer now is this immaculately presented 3 bedroom DETACHED BUNGALOW. The property has light and airy accommodation throughout which includes an En-suite to the main bedroom, lounge/diner, modern kitchen, conservatory and main shower room. The property also benefits from having double glazing and gas central heating, garage & driveway parking for a number of vehicles. The property is sat in a good sized plot with a large front garden and south facing rear garden and is located on the outskirts of Colwell Bay with an approximate 3 minute walk to the beach. The bungalow is also offered CHAIN FREE. We anticipate this property will generate lots of interest, so please call us today to arrange your viewing before it's too late!

The property is located less than half a mile walk from the beautiful Colwell Bay and Totland Bay with their sand and shingle beaches and calm, clear waters. There you will find the popular and buzzing beach restaurants The Hut and The Waterfront where you can sit and relax and watch the famous sunsets the West wight has to offer. Freshwater village with its main shops and facilities is less than a mile away and the harbour town of Yarmouth where you will find the mainland ferry link is only 2 miles away.

## Accommodation

### Entrance Hall

14'2" x 5'6" (4.32m x 1.68m)

Doors off to garage and lounge integral cupboards, roof light

### Lounge/Diner

17'5" x 10'9" (5.33m x 3.28m )

Doors off, 2 radiators, double glazed window to rear

L shaped lounge, diner measurements: 19'8, 9'2

### Conservatory

10'7" x 6'3" (3.25m x 1.93m)

Patio door to decking

### Kitchen

11'10" x 8'5" (3.63m x 2.57m)

Range of floor and wall mounted units with work surfaces over, stainless steel sink unit, space for fridge/freezer, washing machine, oven gas hob extractor oven, integrated dishwasher, double window door to side, double glazed window to side

### Inner Hallway

Access to large, boarded loft via electric ladder which is the whole length of property, Velux windows, cupboard

### Master Bedroom

12'2" x 9'10" (3.73m x 3.00m)

Integrated cupboard, electric heater, double glazed window to rear, doors to:

### En suite/Wet Room

3'10" x 1'8" (1.17m x 0.53m)

Pedestal hand wash basin, close coupled WC, walk in shower, double glazed window to rear

### Bedroom 2

13'10" x 10'9" (4.24m x 3.28m)

Double glazed window to rear, radiator

### Bedroom 3

17'5" x 8'5" (5.33m x 2.59m)

integrated cupboard, radiator, double glazed window to front

### Shower Room

9'10" x 5'2" (3.02m x 1.60m)

Close coupled WC, pedestal hand wash basin, corner shower unit mixer shower, double glazed window to side

### Outside

The property benefits from a good sized front and rear garden. The front is mostly laid to lawn and has a range of mature shrubs and bushes along its front and right boundary. There is also a timber shed and a smaller shed allocated to freestanding the garage. To the rear south facing garden there is a lovely raised decking area perfect for alfresco dining! The garden again is mostly laid to lawn though it is enclosed with fencing and has a range of mature shrubs, plants and trees along its boundary, along with an additional plumb tree in the centre of the lawn. There is also another timber summer house.

### Garage

14'2" x 8'7" (4.32m x 2.62m")

Up and over door, power and light, water tap.

### Parking

The bungalow benefits from having a good size driveway to the front providing off road parking for several vehicles.

### Council Tax Band

Band D - please contact the Isle of Wight County Council for more information.

### Services

Unconfirmed mains drainage, water, gas, electric and telephone line.

### Tenure

Freehold.

### Agent notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested. Should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.









TOTAL APPROX. FLOOR AREA 1336 SQ.FT. (124.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 84        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 67      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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