



**Welbeck aka Fairways Granville Road, Totland Bay, Isle of Wight, PO39 0AZ**

**Asking Price £450,000**

Council Tax Band: E

Tenure: Leasehold



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- Detached Chalet
- 2 First Floor Bedrooms
- Sea Glimpses from Main Upstairs Bedroom
- Well Maintained & Upgraded Throughout
- Rear Facing Kitchen Diner
- 2 Ground Floor Bedrooms
- Spacious Accommodation Throughout
- Beautiful, Large Landscaped Gardens
- Light and Airy
- Private Parking

This charming character home has been lovingly maintained and upgraded by the current owner, creating a spacious, light, and airy feel throughout the entire property. There is flexible accommodation with two ground floor bedrooms and two first floor bedrooms, the main with a glimpse of the Solent. The stylish lounge with its two bay windows creates a unique living space, that is both cosy thanks to the multi-fuel burner and bright with free-flowing space. A sizable kitchen with opening to the dining room creates a great cooking space that additionally benefits from opening up onto the private rear garden, a low-maintenance space that makes an excellent spot for family BBQ's and sun lounging. With both the French doors in the diner and the patio door in the sun room, this property does a brilliant job of joining the outside space with the internal.

Furthermore, the property's meticulously presented front garden adds additional charm and character to the property, with its winding path, flower beds, and dividing rockery. We feel this space is a gardener's paradise. This property must be viewed to be fully appreciated!

Set on Granville Road, this property's elevated position grants it an overlook across the opposite homes and glimpses towards the Sea. Furthermore, walks along the cliff path from Headon Warren to Colwell Bay are right on your doorstep, with Totland Bay itself just round the corner. This property is ideally located for those who enjoy time at the beach.

Totland is a popular West Wight village with an old-world feel. Many of its properties are period, and there are numerous larger Edwardian-style dwellings giving the village a charming character. The village amenities include a salon, two convenience stores, take-away shops, a car wash, garage, and other shops, along with restaurants situated on the bay itself, benefiting from stunning views. Totland Bay is ideal for summer days or sea swims and remains popular with locals and tourists alike.



## **Double Glazed Door to:**

### **Hallway**

Double glazed window to side, stairs off, doors off, built in cupboard, electric storage heater.

### **Lounge**

**24'04 x 12'11**

x2 Double glazed bay windows to front, multi burner, electric "Kyros" heater.

### **Kitchen**

**13'0" x 10'3"**

Double glazed window to rear, range of wall and floor mounted units with work surface over, stainless steel sink unit with mixer tap, space for electric range style oven, space for washing machine, space for dish washer, space for fridge freezer, door to sun room, opening to:

### **Dining Room**

**10'11" x 8'8"**

Double glazed windows and double glazed French doors to the rear garden and patio, electric storage heater, door to hallway.

### **Sun Room**

**17'3" x 8'0"**

Single glazed window to front, double glazed window to rear and sides, double glazed external door to rear garden, door to:

### **Cloakroom**

**5'04 x 2'09**

Single glazed window to side, low level WC, hand wash basin with mixer tap.

### **Bedroom 4/Study**

**8'6" x 7'10"**

Double glazed window to the rear, electric "Kyros" heater.

### **Bedroom 3**

**10'10" x 7'11"**

Double glazed window to the front, electric "Kyros" heater.

### **Stairs to:**

### **Landing**

Doors off, access to loft, built in airing cupboard housing pre-lagged hot water tank with fitted immersion heater.

### **Bedroom 2**

**12'11" x 8'09"**

Double glazed window to the rear, electric "Kyros" heater, x2 eaves cupboards, built in cupboard.

### **Bedroom 1**

**12'11" x 12'11"**

Double glazed window to the front with sea glimpses, electric "Kyros" heater, x2 eaves cupboards.

### **Bathroom**

**6'05" x 6'00"**

Double glazed obscure window to side, corner shower cubicle with electric shower units, hand wash basin with mixer tap and vanity unit underneath, close couple WC with inset cistern, heated towel rail.

### **Gardens**

To the front of the property is a sizable garden which has been lovingly landscaped and maintained by the current owners. A concrete path lead up to the front door passing multiple lawn areas and a range of flowerbeds housing numerous flowers, plants and shrubs. On the main lawn is a small tree as a centre piece with flowerbeds and a rockery separating this space from the upper lawn areas. To the front right hand corner is a timber built summer house. A low level wall runs along the front boundary along with mature shrubs and bushes to create privacy, the borders on the right and left hand sides of the plot are made up by part fencing and mature bushes & hedging.

To the rear of the property is a further private garden space made low maintenance by the installation of Astroturf. Making an excellent sun trap this space is ideal for family BBQ's or lounging in the Summer sun. There is access into both the sun room and the dinning room through French doors. Additionally there are some raised gravel flower beds perfect for pot plants and the like. There is fencing to the left boundary, brick wall on the right boundary, and part wall part hedging to the rear. There are a number of steps leading to the gate accessing the unmade lane to the rear of the property where the private parking area can be located.

## **Parking**

There is private parking to the rear of the property, indicated by a gravelled area.

## **Council Tax**

Band E - Please contact the Isle of Wight County Council for more information.

## **Tenure & Charges**

Leasehold - Registered with good leasehold title (absentee landlord)

Lease Length: 999 Years from 25th March 1877, 857 years remaining

Ground rent: Peppercorn (uncollected)

Service Charge: N/A

Managing Agent: N/A

## **Services**

Unconfirmed mains drainage, mains water, mains electric.

Broadband Delivery: Copper ADSL (Wired)

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 16Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps / Ultrafast DL 900Mbps UL 900Mbps

Mobile Signal/Coverage: EE (likely), Three (likely), O2 (likely but voice only), Vodaphone (likely but voice only).

All information regarding Broadband speed and Mobile signal/Coverage has been acquired via Ofcom, though we recommend buyers making their own enquiries or testing their mobile signal when viewing the property, as it can be highly subjective.

## **Construction**

The property is believed to be of Standard Construction. It is understood that the Sun room and cloak room are of single skin construction however the current owner has insulated and over boarded the internal wall. Please note there has been historical underpinning of the property along the Western wall, please contact our office for more information. Please note the current owner has removed previous spray foam insulation from the loft and eaves space, this has been certificated, please contact our office for more information. Further inspection by a qualified surveyor at the buyers appointment is advisable.

## **Rights/Restrictions/Wayleaves/Easements**

It's understood that the property benefits from a right of way over the unmade lane connecting with Elliston Road, that leads to the property's private parking area and rear garden gate. Please note a telegraph pole is in situ within the plot of the property at the back right hand corner, there is likely to be an old wayleave in place for this but is currently unconfirmed. Further investigation from a solicitor at the buyers appointment is advisable.

## **Additional Info**

Flooding: The owner has confirmed the property has never flooded within their ownership.

Accessibility: The property does have two bedrooms on the ground floor, however there is an incline in the front garden to the front door, and the rear access is stepped. Further ramping or works may be needed for increased accessibility subject to individual circumstances.

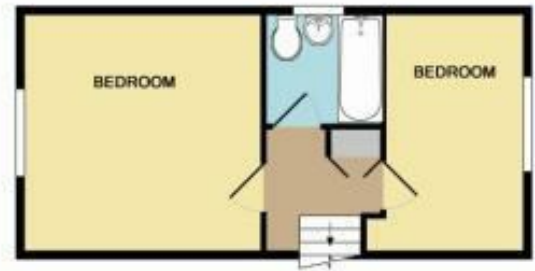
## **Agents Notes**

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.





GROUND-FLOOR  
APPROX. FLOOR  
AREA 1045 SQ.FT.  
(97.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 357 SQ.FT.  
(33.2 SQ.M.)


TOTAL APPROX. FLOOR AREA 1403 SQ.FT. (130.3 SQ.M.)

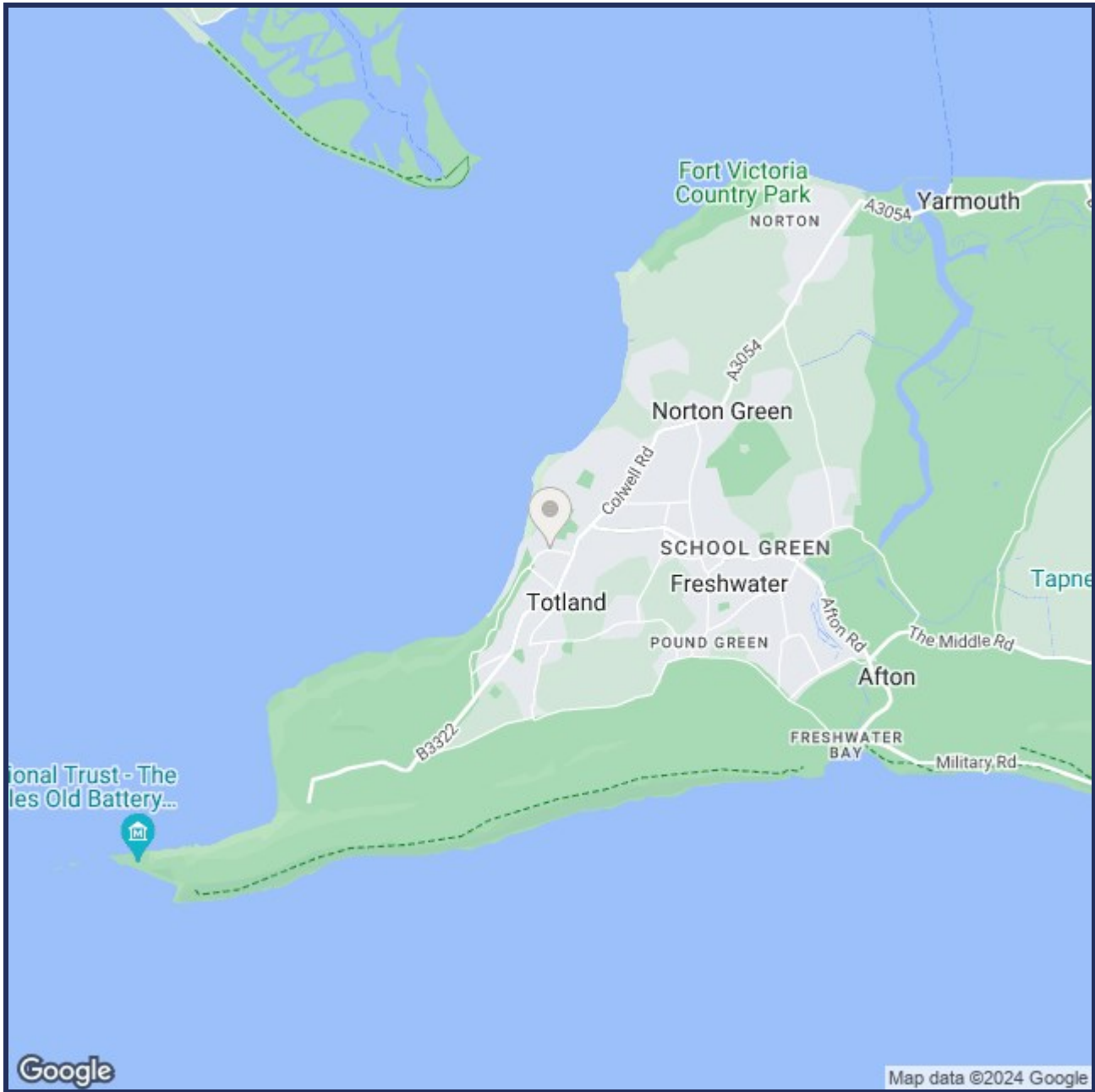
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statement. This plan is for illustrative purposes only and should be used 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 Tomblasons Surveyor's £15 voucher, Eddisons Surveyors £50, Connells Surveyors £100, Glanvilles £200, Cherry Godfrey Insurance Services Limited; 25% of the net broker fee, mortgage procurement fee and 15% of any pure protection commission. Clear Advice Mortgages £50 plus 25% of any mortgage, life insurance or general insurance commission.



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