

*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE

# 19, West Way

Main Road, Newbridge, PO41 0TP



Situated in the rural hamlet of Newbridge, this charming mid-terrace bungalow offers the new owners an opportunity to put their own stamp on with two bedrooms, a sunny garden, and on-street parking.

- Mid-terrace bungalow
- Enclosed, private rear garden
- Well-maintained over the years
- Quiet, peaceful country setting
- Opportunity to put your own stamp on
- Two naturally light bedrooms
- Opportunity to extend into loft space (subject to planning)
- Rural location with stunning countryside walks
- On-street parking
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Having been a loving family home for the last forty nine years, this attractive bungalow has been looked after over the years with a variety of upgrades. The property comprises a large entrance hall leading to the lounge, two double bedrooms, the bathroom, and the kitchen – diner. Set back from the road, the property enjoys an East to West facing position enjoying the morning sunshine on the rear of the property and the afternoon and evening sunshine at the front of the property.

Surrounded by spectacular countryside, 19 West Way provides a delightfully tranquil and peaceful location, which is also very convenient with a local primary school within a five minute drive and the local pub also the same distance away. Being perfectly positioned on the edge of an Area of Outstanding Natural Beauty, a network of scenic rural and coastal footpaths are on the doorstep, and the unspoiled sandy beaches of Brook and Compton Bay are a short drive away. There is a bus stop nearby on Main Road, which is well served by the Number 7 bus route to Yarmouth and Freshwater and to the nearby principal town of Newport. The seaside town of Yarmouth is located just four miles away and enjoys a great range of local shops, highly regarded pubs and restaurants, and quaint cafes. Yarmouth Harbour is also home to the Wightlink car ferry terminal which connects to Lymington.

### **Welcome to 19 West Way**

Benefitting from a setback position, the property has a large communal grass frontage with a long path leading up to the front door of the property. A UPVC door opens into the porch.

### **Porch**

*3'11" x 3'2" (1.21m x 0.97m)*

This handy porch space offers an area to store coats, shoes and muddy boots from long ambles in the countryside as well as opening into the main hall of the house.

### **Hallway**

*12'8" x 5'1" (3.88m x 1.56m)*

Spacious and light, this hallway flows through the property providing access to each of the rooms. The space is finished with a wood laminate flooring and neutral décor, plus the loft hatch is accessed from here leading to a part boarded loft with a ladder and a light. The loft space has potential to be extended into, if required (subject to planning).

### **Living Room**

*12'10" max x 11'10" (3.92m max x 3.62m)*

Featuring a little log burner at the centre of the room, this cosy living room offers a window to the front aspect and is neutrally finished throughout.

### **Kitchen - Diner**

*10'11" x 10'8" (3.33m x 3.27m)*

Equipped with cottage style base and wall cabinets with a neutral worktop and splashback, the kitchen offers a sink and drainer beneath a window to the rear aspect, overlooking the garden. There is a glazed door to the rear garden and the space is finished with a wood effect laminate floor.

### **Bedroom One**

*12'9" x 9'4" (3.91m x 2.86m)*

This fantastic double bedroom offers a large window to the rear aspect with views over the garden plus there is a built-in cupboard, ideal for storage.

### **Bedroom Two**

*10'4" x 9'4" (3.17m x 2.86m)*

Flooded with afternoon sun from the window to the front aspect, this double bedroom is carpeted and is neutrally decorated.



### **Bathroom**

*7'0" x 5'6" (2.14m x 1.68m)*

Comprising a bath with a shower over, a pedestal hand basin, and a w.c, the space is naturally lit from the window to the rear aspect, plus there is a chrome heated towel rail.

### **Rear Garden**

Fully enclosed and private, this lovely sunny garden is mostly laid to lawn and features a patio and concrete pathway. There is a gate to the rear leading to a pathway which is ideal for additional access to the property. With plenty of opportunity to make your own, the garden enjoys sunshine for the first half of the day.

### **Parking**

On street parking is available in-front of the property on West Way in Newbridge.

19 West Way presents a fantastic opportunity for the new owners to make their mark on this charming bungalow set within the rural setting of Newbridge. An early viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C (approx. £2,123.40 pa – Isle of Wight Council 2024/2025)

Services: Mains water, drainage, electricity (electric central heating)

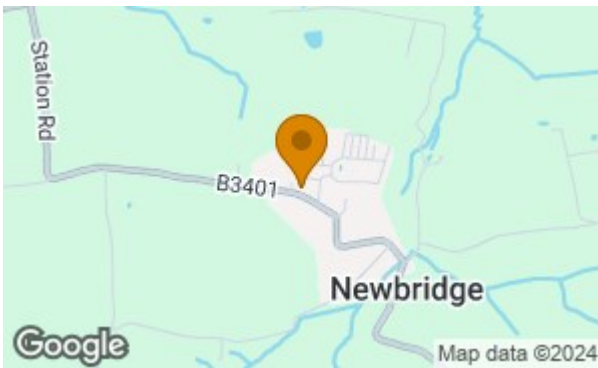


**GROUND FLOOR**  
 682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 100px; border: 1px solid black; margin-right: 10px;"></div> <div style="font-size: 2em; font-weight: bold;">86</div> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 100px; border: 1px solid black; margin-right: 10px;"></div> <div style="font-size: 2em; font-weight: bold;">86</div> </div>
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.