

SPENCE WILLARD



10 Berrylands, Bembridge, Isle Of Wight, PO35 5TZ

A modern and well-presented 3 bedroom detached house with attractive gardens and off road parking.

VIEWING

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10 Berrylands is a superb detached family house offering well-appointed and spacious accommodation with 3 good sized bedrooms, kitchen/dining room and separate sitting room in addition to plenty of storage, off-road parking and a mature enclosed rear garden. With its quiet village position a short walk from schools, bus routes and village amenities the property would be a fantastic family home but with its proven letting capacity would also provide a successful investment property. The house has previously been let out on a long term basis and is suited to both long term and holiday letting.

Tucked away off a quiet private road in a modern development in Bembridge Village, Berrylands is just a short walk to the beaches, coastal paths to Culver Down, countryside walks and village centre. Bembridge Village has a good range of shops, cafes and restaurants, a Primary School and good bus links throughout the village to Ryde, Newport and Cowes.

Accommodation

Entrance

uPVC glazed door beneath a storm porch provides entrance to the hallway.

Hallway

With cloakroom closet/W.C. and under stair storage cupboard.

Kitchen/Dining Room

A contemporary and simple white finish shaker style range of under-counter and wall-mounted storage units incorporating a 4-ring gas hob and double cooker, space and

plumbing for a dishwasher, washing machine and a fridge-freezer.

Sitting Room

A light and well-proportioned room with French doors overlooking the rear garden.

First Floor

The first floor comprises of three bedrooms, two of which are well-proportioned doubles and a third single bedroom/study. The principle bedroom benefits from an ensuite shower room with shower, pedestal wash basin and W.C. and garden outlook with a distant sea glimpses on the horizon. On the landing there is a useful walk-in storage cupboard as well as access to the loft.

Family bathroom

With panelled bath, pedestal wash basin and W.C.

Outside

The property benefits from off road parking for two cars on a block paved driveway and there is side access to the rear garden which is enclosed with mature borders of herbaceous shrubs, fruit trees and hedging. There is a garden terrace suitable for outdoor dining and a wooden garden shed in the corner.

Services

Mains electricity, water and drainage. Heating is provided by a gas fired boiler and delivered via radiators.

EPC Rating

C

Council Tax

Band D

Tenure

The property is offered Freehold

Post Code

PO35 5TZ

Miscellaneous

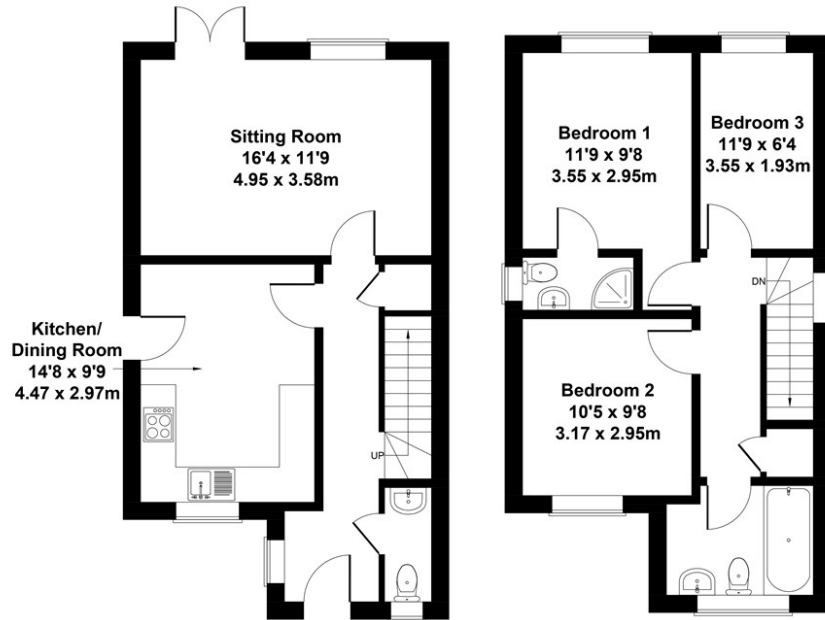
Various photography used including from recent years while tenanted.

Viewings

All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard



10 Berrylands Approximate Gross Internal Area 958 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

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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