



River Breezes Copse Lane, Freshwater, PO40 9DB

Open To Offers £385,000

Council Tax Band: D

Tenure: Freehold



2



2



1



D

- CHAIN FREE!
- 2 Bedrooms
- Approx. 100ft Long Garden
- Village Outskirts
- Driveway

- Detached Bungalow
- Bathroom and Ensuite
- Ideal Forever Home
- Recently Refurbished
- Car Port

CHAIN FREE! This charming and well maintained bungalow has been lovingly refurbished by the current owner including but not limited to; new bathroom, new en-suite, new carpets, new electrics?, an upgraded kitchen and new radiators. The property is ready to go for a new owner to move in and start enjoying. The rooms are both spacious with a light and airy feel without requiring large amounts of maintenance. The garden is a very good size and allows it's new owner plenty of opportunity to add their own style and flare if they so choose.

Copse Road is located on the outskirts of Freshwater Village, however is still connected to the centre via a bus route and foot paths allowing for easy access to the village amenities. The Red Lion pub is only a short walk away at Church Place and is a popular watering hole and eatery.

Freshwater is a popular West Wight village with a warm and lively community and a thriving village centre with such amenities as a health & leisure centre, primary school, vet, dentist, library, chemist and a good variety of locally run shops and eateries. The village is popular with tourists and is close to our three beautiful beaches namely Freshwater Bay, Totland Bay and Colwell Bay and the wide range of walk son offer such as Tennyson's Trail.



Double glazed obscure front door to:

Hallway

x2 Double glazed obscure windows to side, double glazed obscure window to front, built in cupboard housing gas combination boiler for hot water and heating, loft hatch; drop down ladder, part boarded, light. Radiator, doors off.

Bedroom 1

13'01 x 11'00

Double glazed bay style window to front, radiator, door to:

En-suite

11'00 x 2'06

Double glazed obscure window to side, low level WC, hand wash basin with mixer tap and unit beneath, shower cubicle with mains shower; rainforest shower head and hand held shower attachment, heated towel rail.

Bedroom 2

11'07 x 10'11

Double glazed window to side, radiator.

Bathroom

5'11 x 5'04

Double glazed obscure window to front, low level WC, hand wash basin with mixer tap and unit beneath, shower cubicle with mains shower, heated towel rail.

Kitchen

13'02 x 9'03

Single glazed window to rear, double glazed external door to side, range of wall and floor mounted units with work surface over, 1 1/2 stainless steel sink unit with mixer tap, electric oven, gas hob with extractor over, space for washing machine, space for fridge, heated towel rail.

Lounge

14'11 x 11'11

Double glazed window to side, double glazed patio door to rear accessing conservatory, x2 double glazed windows to rear, feature fireplace with gas fire, radiator.

Conservatory

20'09 x 6'08

Single glazed, external socket, sliding door to garden.

Outside

To the front of the property there is a low maintenance lawn with a flower bed on the right hand border. There is side access down both the left and right hand side of the property accessing the rear garden.

There rear garden is approximately 100ft long and 30ft wide, is relatively flat and mostly laid to lawn with a small patio nearer the conservatory. There is a concrete path leading up the garden to the half way point. There is a metal shed and greenhouse, a mature tree and some mature shrubs and bushes. The left boundary is part fence part hedge, the right is all fence and the rear is all fence. The garden can be quite a sun trap and presents an amazing opportunity for it's new owner to truly make their own, perfect for those with green fingers!

Parking

There is a driveway to the front of the property leading into a car port.

Council Tax

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

Tenure & Charges

Freehold

Services

Unconfirmed mains drainage, mains water, mains electric, mains gas.

Broadband Delivery: Mobile

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 10Mbps UL 0.9Mbps / Superfast DL 30Mbps UL 5Mbps / Ultrafast DL 900Mbps UL 900Mbps

Mobile Signal/Coverage: EE (limited), O2 (likely Voice, limited Data), Vodafone (limited).

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. The current owner has installed spray foam insulation in the loft, it is recommended you discuss this aspect with your mortgage provider as some lenders are restrictive, the work has been professionally done and is certificated. Further inspection by a qualified surveyor at the buyers appointment is advisable.

Additional Info

Flooding: Our vendor has confirmed the property has never flooded during their ownership.

Planning Permission: The right hand neighbouring property has had planning permission accepted for the demolition of its single storey extension; and the building of a proposed two storey extension in August 2023 23/01026/HOU - work has already begun.

Accessibility: The property can be considered for lateral living however please note there is a slight incline up the driveway to the front door, and there are steps into and out of the property, further works may be needed per requirement.

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
785 sq.ft. (72.9 sq.m.) approx.




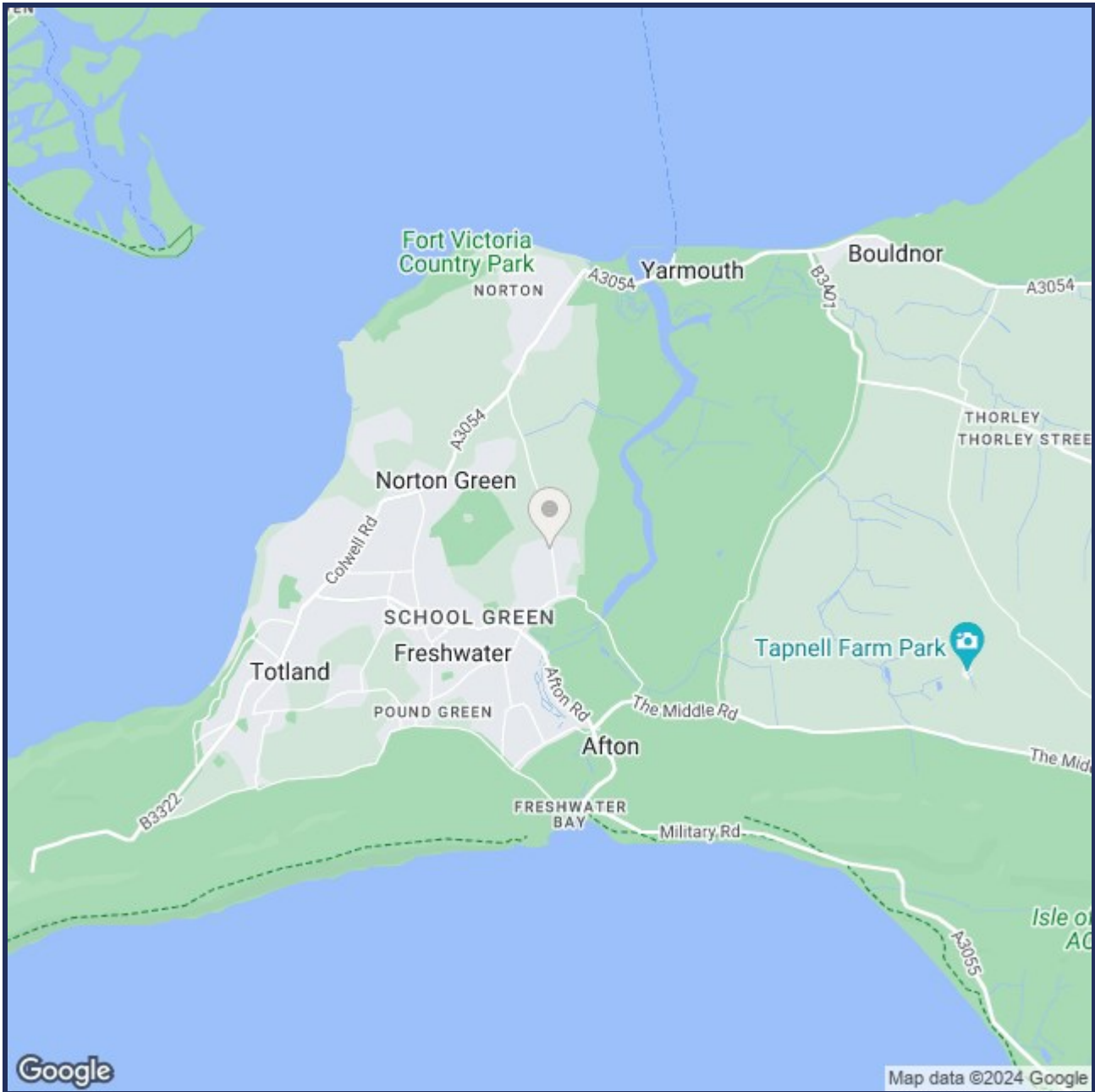
TOTAL FLOOR AREA : 785 sq.ft. (72.9 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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, 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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