



**£225,000**

Vine View Longhalves Lane, Freshwater, PO40 9AH







**CHAIN FREE! 3 Bedroom semi with PARKING, CENTRAL LOCATION!** This modern home benefits from spacious accommodation throughout and would make an excellent **FIRST TIME BUY** or **INVESTMENT**. The house has a low maintenance paved garden with access to it's own **PRIVATE** parking space. The property is close to the village centre and all it's amenities. Don't miss out, call **Wright Estate Agents** to book your viewing.

Freshwater is a popular West Wight village with a welcoming community and rural aesthetic. The village has a number of locally run shops and businesses such as salons, butcher, fishmonger, green grocer and baker. There is also a health and leisure centre, primary school, library and dentist. The property is approximately within 3 miles of Totland Bay, Colwell Bay and Freshwater Bay, all picturesque beaches great for a swim or family day out. Numerous walks are also accessible, where stunning scenery can be captured, ideal for dog walks!

**Front Door To**

**Hall**

Stairs off, doors off, radiator.

**Cloakroom**

5'11 x 2'09

WC, hand wash basin with hot and cold tap, radiator.

**Kitchen**

12'04 x 8'01

Double glazed window to front, range of wall and floor mounted units with work surface over, 1 1/2 stainless steel sink unit with mixer tap, space for fridge freezer, space for integrated washing machine, integral oven, electric hob with extractor over, wall mounted "Worcester" combination boiler.

**Lounge**

14'10 x 11'06

Double glazed window to rear, double glazed French doors to rear garden, under stairs cupboard, radiator.

**Landing**

Loft access, doors off.

**Bathroom**

8'10 x 6'04

Double glazed obscure window to front, pedestal hand wash basin with hot and cold tap, WC, panel bath with mains shower attachment, built in linen cupboard, radiator.

**Bedroom 1**

12'04 x 8'00

Double glazed window to front, radiator.

**Bedroom 2**

11'06 x 8'00

Double glazed window to rear, radiator.

**Bedroom 3**

7'04 x 6'05

Double glazed window to rear, radiator.

**Garden**

The is access to rear garden down the left hand side of the property. The rear garden is mostly flat with a few steps leading up to the rear gate that accesses the parking spaces. The garden is low maintenance with a paved patio area and lawn. There is a metal shed for storage and some flower beds along the borders of the garden. The outside space is excellent for those who want ease of maintenance but a private place to sit and enjoy.

**Parking**

There is allocated parking to the rear of the property.

**Tenure**

Freehold

**Council Tax**

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

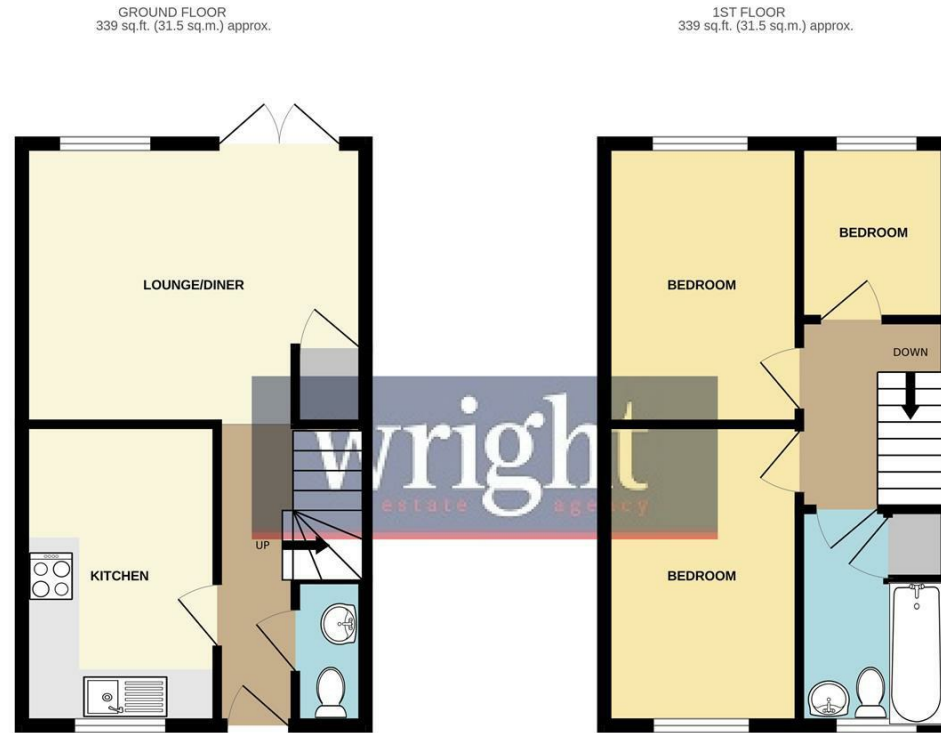
**Services**

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


**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.





TOTAL FLOOR AREA : 677 sq.ft. (62.9 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
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**wright**  
 estate agency