



£235,000

Shemara Victoria Road, Freshwater, Isle of Wight, PO40 9PP





This semi detached older property is located along a quiet road on the outskirts of Freshwater Bay. In need of updating, this property will be ideal for anyone who is looking to put their own stamp on their next home due to the potential the home has to offer. The property benefits from having flexible accommodation which includes 3 bedrooms, 2 reception rooms and a spacious lounge with an open fire, and outside there is a lovely rear garden with a westerly aspect. The property must be viewed to see what is on offer, so please call to arrange your viewing today.

Freshwater Bay is only 2mins away and there you will find walks to Tennyson and Afton Downs and a selection of cafes and tea rooms, the thatched church of St Agnes and the bay itself with its stunning pebble beach. A local shop called 'Orchards' is within easy walking distance and the Piano Cafe which serves Barista made coffee, cakes and nibbles is also very close by. The main shopping area of Freshwater village is approx 1.4miles away, and from there you will find a number of facilities including Sainsbury's Local, Co-Op convenience, Tesco superstore, library, hairdressers, doctors and health centre, pharmacy, dentists, West Wight Leisure Centre and a number of regular bus routes serving Newport centre and Yarmouth.



Door to:	
Entrance Lobby	
Door and stairs off	
Lounge	13'11 x 11'11
Night storage heater, open fire, double glazed bay window to front.	
Dining Area	8'10 x 8'5
Night storage heater, window to rear.	
Kitchen	10'5 x 8'11 max
Wall and floor mounted units with work surfaces over, plumbing for washing machine, inset stainless steel sink unit with double glazed window over, water heater, larder cupboard, electric cooker point, under stairs cupboard with power, door to side.	
Stairs to:	
Landing	
Double glazed window to side, loft access, doors off	
Bedroom 1	11'10 x 10'10
Double glazed window to front with views to Afton Down, two built in wardrobes	
Bedroom 2	10'10 x 8'11
Window to rear, night storage heater, built in cupboard.	
Bedroom 3	8'10 x 7'9 max
Double glazed window to front with views to Afton Down, built in cupboard.	
Bathroom	
Panelled bath, double glazed obscure window to rear, pedestal hand wash basin.	
Separate Toilet	
High level toilet, double glazed obscure window to side.	
Outside	
The front garden is enclosed with a wall and wrought iron gate and is mainly laid to lawn with shrubs and hedging. There is side access to the rear garden, where it is sectioned into two areas. The lower level is mainly laid to lawn and there is a shed and coal bunker. Easy steps take you to the top garden level where again it is mainly laid to lawn and enclosed with fencing and hedging. The garden has a lovely westerly aspect and is ready to be landscaped by the new owners.	
Parking	
Un-restricted on street parking to the front of the property that's on a first come first serve basis.	
Council Tax	
Band D - please contact the Isle of Wight Council for more details.	
Tenure	
Freehold	
Services	
Unconfirmed mains drainage, mains water, mains electric, mains gas.	
Broadband Delivery: Copper ADSL (Wired)	
Network Availability: WightFibre, Openreach	
Fastest estimated speeds predicted by the network operator(s): Standard DL 15Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps / Ultrafast DL 900Mbps UL 900Mbps	
Mobile Signal/Coverage: EE, Three, O2, Vodafone.	
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 suspected that the roof tiles may contain low grade asbestos, which is common in a property of this age, please contact our office if you have any questions or would like to discuss. Further inspection by a qualified surveyor at the buyers appointment is advisable.	
Additional Info	
Flooding: The owner has confirmed the property has never flooded within their ownership.	
Planning Permission: There is an undecided planning application for a sizable residential development in a nearby field that does NOT adjoin the property. Current vehicle access is planned off of Camp Road, for more information please quote the following code 21/01552/OUT on the Isle of Wight Planning Portal.	
Agents Notes	

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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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, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



wright
estate agency