



**£320,000**

3 Jameson Gardens, Totland, Isle Of Wight, PO39 0AA









**AVAILABLE TO VIEW! 2 Bed DETACHED bungalow with GARAGE & GARDEN!** This home presents a great opportunity for it's new owner to add their own flair and style to the property and we feel it would make an ideal forever or retirement home. With a modern kitchen & bathroom suite, spacious bedrooms and living space this property has plenty on offer including a private enclosed rear garden and ample driveway parking. Bungalows are highly sought after so don't miss out, call "Wright Estate Agents" to book you viewing.

The bungalow is located in a quiet cul-de-sac close to Freshwater Village centre, which can be accessed via a short cut in the form of a pedestrian footpath cutting through Elm Close. Freshwater has multiple amenities on offer including but not limited to; butcher, baker, fishmonger, green grocer, news agent, salon, vet, dentist, health & leisure centre and much more. The nearest beach is Colwell Bay approximately half a mile away, perfect for a evening walk or swim.



Totland is a popular West Wight village with an old world feel. Many of its properties are period and there are numerous larger Edwardian style dwellings giving the village a charming character full feel. The village amenities include a salon, two convenience stores, take away shops, a car wash, garage and other shops along with restaurants situated on the bay itself benefiting from stunning views. Totland Bay is ideal for summer days or sea swims and remains popular with locals and tourists alike.



**Double Glazed Front Door To**

**Hall**  
Built in cupboard, access to loft; part boarded, ladder and light. Doors off, radiator.

**L Shape Lounge Diner:**  
Double glazed window to side, double glazed window to front, feature fireplace, door to kitchen, x2 radiators.

**Lounge** 16'06 x 10'09 approx

**Diner** 10'02 x 8'01 approx

**Kitchen** 13'00 x 7'03  
Double glazed window to side, double glazed obscure external door to side, range of wall and floor mounted units with work surface over, 1/2 stainless steel sink unit with mixer tap, space for oven, space for fridge, space for freezer, space for washing machine, x2 built in cupboards, wall mounted combination boiler for hot water and heating, door to hallway.

**Bathroom** 7'03 x 4'10  
Double glazed obscure window to side, panel bath with electric "Triton" shower unit & screen, hand wash basin with unit below.

**WC** 7'00 x 2'08  
Double glazed obscure window to side, WC.

**Bedroom 1** 15'08 x 9'04  
Double glazed window to side, double glazed window to rear, built in wardrobe, radiator.

**Bedroom 2** 11'02 x 8'04  
Double glazed window to rear, built in wardrobe, radiator.

**Garden**  
To the front of the property is a sizable lawn area with some flower beds housing a number of mature shrubs and plants. There is access to the rear of the property on both the left and right hand side of the property.

The rear garden is a private space and is fully enclosed with fencing and hedging. Closest to the property is a paved patio area with a low brick wall divider. The majority of the garden is laid to lawn and relatively flat making for low maintenance. The garden space is perfect for those who want a private space to enjoy the sun, potter in garden and have an ease of living.

**Garage** 17'06 x 8'04  
Double doors, power and light, single glazed window to side.

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

**Broadband Network Availability:** WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 19Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps / Ultrafast DL 900Mbps UL 900Mbps

**Mobile Signal/Coverage:** EE, Three, O2, Vodafone.

All information regarding Broadband 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.

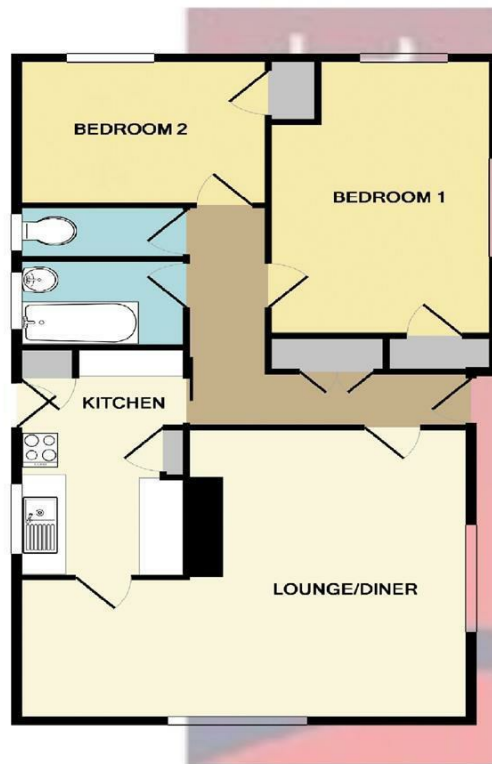
**Construction**  
We understand due to the respective age of the property that low grade asbestos could potentially be contained within the garage roof. Further inspection by a qualified surveyor at the buyers appointment is advisable.

**Tenure**  
Freehold

**No Service Charges**

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

**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 APPROX. FLOOR AREA 774 SQ.FT. (71.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>                          |           | <b>84</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>61</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  |



**wright**  
 estate agency