



**£375,000**

2 Redlake Road, Freshwater, PO40 9DD









This immaculately presented DETACHED bungalow has been upgraded and well maintained by the current owners. The property has a charming feel with some character features such as a ceiling beam and brick archway whilst also being generous on space, with an open lounge diner, modern kitchen with space for breakfast table, 3 bedrooms, modern bathroom and a rear "boot" porch. We feel this property would make an excellent family or retirement home for those who want to move straight in. Furthermore the property is set on a corner plot granting a sizable garden that presents an ideal space for social gathering in the Summer, or just enjoying the sun.

The property is located on Redlake Road a quiet cul-de-sac on the outskirts of Freshwater Village. The property is only a short walk from the popular Red Lion pub and the causeway, where footpaths leading to Yarmouth can be found. There is also easy access into Freshwater centre via foot paths or a regular bus route along Copse Lane.



The village of Freshwater has a number of amenities on offer including a multitude of locally run shops and business, such as; butcher, grocer, fishmonger, salons, cafes, pubs, veterinarian, dentist, chemist, library, primary school, a health & leisure centre and much more! There are bus transport links to Totland, the town of Yarmouth (with further ferry links to Lyminster) and the Islands capitol Newport. Three of the Island stunning beaches are also within a 3 mile radius of the village, namely Totland Bay, Colwell Bay and Freshwater Bay.



<b>Double Glazed Obscure Front Door To:</b>	
Porch	4'11 x 3'02
Double glazed window to side, door to:	
Lounge	15'07 x 14'10
Double glazed bay style window to side, feature ceiling beam, solid oak floor, radiator, door off and brick archway opening to:	
Diner	11'01 x 10'10
Double glazed window to side, double glazed patio sliding door to rear, radiator, door to:	
Hall	7'06 x 4'04
Access to loft with ladder and light, doors off.	
Bedroom 1	11'06 x 9'06
Double glazed window to side, built in wardrobe, alcove, radiator.	
Bedroom 2	11'02 x 8'09
Double glazed window to side, built in wardrobe, radiator.	
Bathroom	6'04 x 6'00
Double glazed obscure window to side, low level WC, pedestal hand wash basin with mixer tap, panel bath with concertina shower screen and mains shower, wall mounted cabinet, heated towel rail.	
Kitchen	
Double glazed window to front, range of wall and floor mounted units with work surface over, ceramic sink unit with mixer tap, integrated fan assisted oven with gas hob and extractor over, space for washing machine, integrated fridge freezer, wall mounted boiler for hot water and heating radiator, door to:	
Rear Porch	9'00 x 4'00
Double glazed external door to rear accessing garden, floor mounted unit with work surface over, door to:	
Bedroom 3/Snug	10'07 x 9'00
Double glazed window to front, radiator.	

**Outside**  
To the front of the property is a lawn garden with a driveway and path leading to the garage and front door. The left boundary is fenced and the right hand boundary is hedging. There is a feature palm tree set in the front the lawn.

There is access around both the left and right hand side of the property accessing the rear garden. The left boundary is fenced and the right hand boundary is part fenced and hedged. The rear boundary is both hedge and fenced.

The rear garden, being a corner plot, is a generous size with a range of mature shrubs, bushes, plants, and a small tree. There are a number of flower beds and a sweeping patio adjacent to the rear of the property leading into the rear left corner of the plot. The garden is mostly laid to lawn, though there is a separate gravel area on the left side of the property that has a timber store, raided flower bed and a low level picket fence and gate separating the space form the main garden.

**Parking**  
There is driveway parking to the front of the property for multiple vehicles.

**Council Tax**  
Band C - 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: Copper ADSL (Wired)

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 10Mbps UL 0.9Mbps / Superfast DL 34Mbps UL 6Mbps / Ultrafast DL 900Mbps UL 900Mbps

Mobile Signal/Coverage: EE (likely), O2 (likely), Vodaphone (likely).

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. Further inspection by a qualified surveyor at the buyers appointment is advisable.

GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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



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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estate agency