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wright
estate agency



£460,000

44 The Avenue, Totland, Isle of Wight, PO39 0DN





This deceptively spacious 3/4 BEDROOM semi detached CHARACTER property is close to the facilities and shops of Freshwater village and also near to the beaches at Totland and Colwell Bay. The property is well presented and benefits from having flexible living accommodation with 3 reception rooms, kitchen breakfast room, two bathrooms plus utility space and a hobby room giving the property a spacious feel. There is driveway parking for multiple vehicles and an insulated SUMMERHOUSE in the enclosed rear garden which doubles up as a workshop with power and light. The property is also offered with double glazing and gas central heating and really is a home that must be viewed.

The Avenue is the connecting road between Freshwater and Totland Village creating a good amount of accessibility to either village centre. There is a regular bus route along the road connecting to Yarmouth and Newport.



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.



Porch
Double glazed door, stained glass door to:

Hallway
Doors and stairs off, radiator, under stairs alcove useful for study area.

Sitting Room 15'02" x 16'06"
Double glazed window to side, feature fireplace, two radiators, double wooden doors to:

Hobby Room 15'6" x 4'6"
Two double glazed windows to front.

Lounge 12'7" x 12'2"
Double glazed bay window to side, double glazed French doors to rear, gas fire with tiled hearth and surround, radiator.

Dining Room 12'1" x 11'10"
Double glazed window to side, radiator, opening to:

Kitchen/Breakfast Room 12'5" x 12'1"
Double glazed window to side, floor mounted units with work surfaces over, inset 1 1/2 ceramic sink unit with mixer tap, wall mounted gas combination boiler for heating and hot water, intergrated dishwasher, integrated fridge freezer, space for Aga or Range cooker, door to:

Utility Room 7'1" x 6'6"
Double glazed window over, double glazed door to garden, larder cupboard, base units with work surfaces over, plumbing for washing machine, inset stainless steel sink unit, door to:

Shower Room 6'11" x 4'11"
Large walk in shower cubicle with mixer unit, low level wc, hand wash basin with vanity cupboard under, electric heated towel ladder.

Stairs to:

Landing
Split level, radiator, doors off.

Bedroom 1 12'7" x 12'7"
Double glazed bay window to front with window seat, radiator, ornate feature fireplace, built in triple wardrobe.

Bedroom 2 12'7" x 12'3"
Double glazed window to rear, built in triple wardrobe and built in cupboard in recess, radiator.

Bedroom 3 12'5" x 12'2"
Double glazed window to rear, built in cupboard in recess, loft access, radiator.

Bedroom 4/Box Room 8'10" x 6'11"
Double glazed obscure window to front, radiator, loft access.

Bathroom 11'10" x 8'6"
Double glazed windows to side and rear, claw foot bath with Victorian style 'telephone' shower attachment, low level wc, pedestal hand wash basin, shower cubicle with mixer shower, radiator, part tiled walls.

Separate WC 5'09" x 2'11"
Double glazed obscure window to side, low level wc,

Outside
The garden is a lovely, enclosed space which is partly laid to lawn with patio's and gravel space, a range of mature plants and shrubs, a sizable raised flower bed and a pond. There is a gravel and slabbed pathway leading to the bottom of the garden where there is a sectioned off gravelled area enclosed with flowering bushes and fencing, giving that little extra bit of privacy. It is here you access the summerhouse which is currently used as a handy workshop. There is gated side access leading to the front of the house, outside lighting and an outside water tap.

Workshop 17'2" x 10'8"
Double glazed French doors, double glazed windows, power and light.


Parking
The property benefits from a large driveway for at least two vehicles.

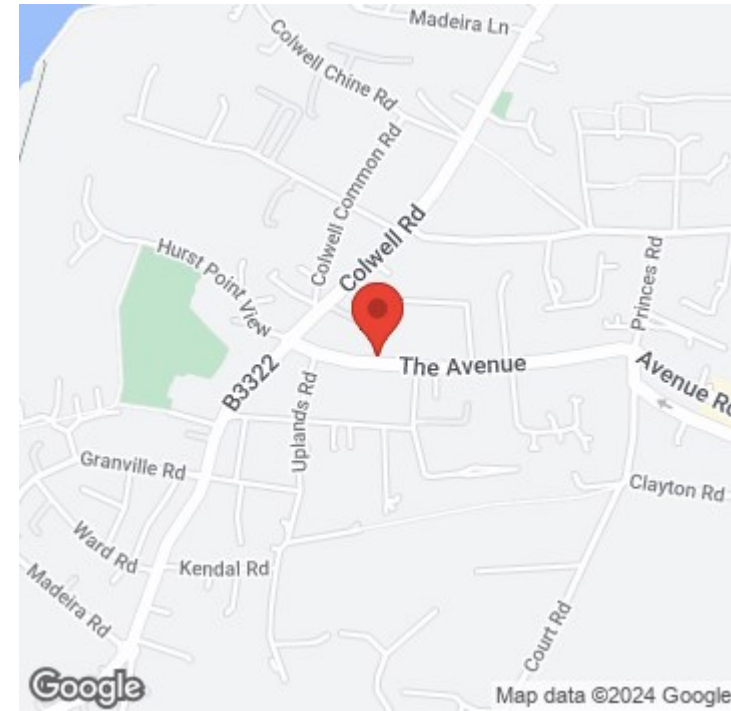
Council Tax
Band D - Please contact the Isle of Wight County Council for more information.

Tenure & Charges
Freehold



While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	72
England & Wales	EU Directive 2002/91/EC 	



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