



**Asking Price £475,000**

Gearys, 5 Farthings Way, Totland Bay, Isle Of Wight, PO39 0LD





This modern and incredibly spacious detached bungalow is being offered CHAIN FREE and we feel would make an excellent forever home or Island escape. There is spacious accommodation throughout the property that enables flexible living, with multiple options for positioning a dining space, and each room has a light and airy feel. All three bedrooms are good doubles with a sizeable main bathroom with both shower and bath, and an additional en suite off the main bedroom. Furthermore the property benefits from private front and rear gardens that are well landscaped and offer great space for those with green fingers or social events.

Farthings Way is a quiet cul-de-sac on an unmade road off of the Mall, the location is well sought after due to its quiet aesthetic and middling position between Totland and Freshwater villages where multiple amenities and services are on offer along with transport links to both Yarmouth and Newport the Island's main town.

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.



#### Single Glazed Front Door To

#### Hall

Doors off, x2 built in cupboard, access to loft (part boarded, pull down ladder, light) radiator.

#### Lounge/Diner

Double glazed window to side, double glazed bay window to front with a window seat, 22'09 x 16'03 French door to side, feature fireplace with gas fire, x2 radiator.

#### Kitchen/Diner

Double glazed window to front, external stable door to side, built in utility cupboard with space for washing machine and wall mounted combi boiler for hot water and heating, range of wall and floor mounted units with work surface over, inset 1 1/2 stainless steel sink unit, with mixer tap, electric hob with extractor over, integrated mid level fan assisted oven, integrated fridge freezer, space for dishwasher, undercabinet lights to the left, radiator.

#### Bathroom

Double glazed obscure window to side, low level WC, pedestal hand wash basin with mixer tap, panel bath with mixer tap, shower cubicle with mains shower with rainforest shower head and hand attachment, heated towel rail.

#### Bedroom 1

Double glazed window to rear, built in wardrobe, radiator, door to:

#### En-Suite Bathroom

Double glazed obscure window to side, low level WC, pedestal hand wash basin with hot and cold tap, shower cubicle with mains shower with rainforest head, radiator.

#### Bedroom 2

Double glazed window to rear, built in wardrobe, radiator.

#### Bedroom 3

Double glazed window to side, built in wardrobe, shelves, radiator.

#### Detached Garage

Up and over door, power and light, external door to side accessing garden, single glazed window to rear, external power point on left.

#### Outside

There is gated access to the driveway and the front of the property. To the front is a sizeable front garden, mostly laid to lawn with hedging on the front boundary and fencing running along the left boundary to the rear garden. There are a range of mature shrubs and bushes housed in flower beds and on the lawn. The right hand boundary is part hedge near the front and fencing following through to the rear boundary. There is gated side access on both the left and right of the property.

The rear garden is lovingly landscaped and well maintained. There is a patio and decked area as a central point, perfect for a table and chairs and summer BBQ's. There are decked steps leading down to a further lawn area nearer the rear boundary. There is a timber shed and greenhouse, plenty of flower and gravel beds that house a range of mature shrubs, plants and flowers. There are three trees to the rear boundary. The rear boundary is fenced with a gate accessing Amos Hill.

#### Parking

There is driveway parking for multiple vehicles to the front of the property leading to the garage.

#### Council Tax

Band TBC (vendors currently pay business rates due to the property being a holiday let) - 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: Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 18Mbps UL 1Mbps / Superfast DL 67Mbps UL 14Mbps

Mobile Signal/Coverage: EE (likely), Three (likely), O2 (likely), Vodafone (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, though is not confirmed. Further inspection by a qualified surveyor at the buyers appointment is advisable.

GROUND FLOOR  
1306 sq.ft. (121.3 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcowes@wright-iw.co.uk**

**wright**  
 estate agency