



£550,000

Summers Well Windmill Lane, Totland Bay, Isle of Wight, PO39 0HH





This charming four bedroom detached chalet style home is bursting with potential and we feel would make an excellent family home. The property is light, airy and gracious with space throughout benefiting from a centre piece kitchen diner and cosy lounge with pretty views over the rear garden and Tennyson Down. The outside space is a gardeners dream with multiple patios and areas for planting, bountiful mature flower beds and a great sized main lawn perfect for children to play. Further benefits include the driveway, garage, utility room and an upstairs bedroom with a dormer window that benefits from wonderful country views and access to a good sized storage cupboard giving this space plenty of potential.

A Last note must also be given to the many walks on offer in the local area, perfect for dogs, whether it be coast or country there are some incredibly scenic and stunning views to capture. The property is also within approximately 3 miles of the Islands most beautiful beaches, namely Totland Bay (the closest of the three being approximately 0.8 of a mile from the property), Freshwater Bay and Colwell Bay all popular with locals and tourists alike and are excellent for a swim.



Positioned on Windmill lane off of Summers Road, the location of the property is quiet and benefits from a rural setting and outlook. Whilst being within the Totland post code, Totland itself being a characterful village with an old world feel, the property is equally as close to Freshwater village and all the amenities on offer their including a range of locally run shops and businesses such as a butcher, baker, fishmonger, green grocer, salons & barbers. Furthermore there is both a school in Totland and Freshwater, a health and leisure centre, vet and dentist.



Front Door To	
Lobby	11'10 x 8'0 max
Hallway	
W.C	4'11 x 4'11
Kitchen Diner	18'11 x 12'01
Utility	6'09 x 4'11
Lounge	17'10 x 11'10
Conservatory	11'04 x 8'00 approximate
Bathroom	9'03 x 5'00
Bedroom 1	13'11 x 11'10
Bedroom 2	13'11 x 12'00
Landing	
Bedroom 3	13'09 x 13'05
Storage Space	10'00 x 6'03
Bedroom 4	10'00 x 9'08

Outside
The front aspect of the property is accessed via Windmill Lane where you will find the driveway leading to the garage and front door. There is fencing and gated access to the left side of the property, and gated access to the right hand side of the property. There are steps leading to the raised front garden which is laid to lawn and has fencing along the front boundary and a range of flower beds with mature shrubs and plant. This lawn extends towards the front right hand corner of the properties plot, tucked just behind the garage, where you will find a small patio and some terraced flower beds, here you have rear access into the garage, access to an outhouse with low level w.c and a gate leading to the driveway. Following the path along the right hand side of the property with a fenced boundary you will come upon the rear garden and are first greeted with the raised patio which runs the length of the property until meeting the conservatory with doored access. There is a paved ramp leading down onto the main lawn area of the garden which is a wonderful open space with a slight decline, though is sunny and private. The boundary to the right is fenced, the boundary to the rear and left is enclosed by mature hedging. A host of flower beds further compliment the boundaries with a range of mature flowers, shrubs, plants and bushes. There is a further mature tree to the left hand boundary providing a shaded area. Following to the left hand side of the property up some steps is a further patio area, with doored access into the conservatory and utility room of the property. This part of the right hand boundary is fenced and there is fencing and a gate that leads you back onto the driveway at the front of the property.

Parking
There is driveway parking to the front of the property.

Garage 19'10 x 8'11
Electric garage door, power and light, single glazed window to the rear, external door to the side and external door to the rear.

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

Services
Unconfirmed mains drains, water, electric, mains gas and telephone line.

Disclaimer
This is a sale by executors handling a probate so not all information on the property or its history will be available. The purchaser will need to make their own enquiries.

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 FLOOR AREA : 1522 sq.ft. (141.4 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) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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