



**£200,000**

38D Sunset Close, Freshwater, PO40 9JP





**If you are looking for quiet property that is also close to the village buzz, look no further!**

**A semi-detached bungalow with no onward chain comprising of 2 double bedrooms, living room, kitchen, and bathroom. There is potential to modernise and make your own unique mark in a beautiful corner of the Isle of Wight.**

**The front garden benefits from its elevated position with beautiful views of Tennyson Downs and an easy to maintain rear garden complete with concrete shed.**

**Sunset Close is a quiet cul-de-sac with various footpaths leading to lovely walks and also the village centre.**

**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 Lymington) 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.**

**Front Door to**

**Hallway**

Doors off, access to loft (part boarded, drop down ladder), radiator

**Lounge**

11'10 x 12'07

Double glazed window to front, electric fire (untested), radiator

**Bedroom 2**

8'08 x 9'08

Double glazed window to front, radiator

**Bathroom**

8'07 x 5'02

Double glazed obscure window to rear, low level WC, panelled bath with hot and cold mixer tap, hand was basin with hot and cold tap, radiator, electric heater (untested)

**Bedroom 1**

10'09 x 12'04

Double glazed window to rear, built in cupboard, radiator

**Kitchen**

8'09 x 12'04

Double glazed obscure window to rear, double glazed obscure external door to rear, built in cupboard housing boiler, range of wall and floor mounted unit with work surface over, stainless steel sink unit with hot and cold tap, space for electric cooker

**Outside**

To the front of the property is a lawn/shrubbery space. There is side access to the rear garden along the right hand boundary. The rear garden is low maintenance being mostly laid to lawn and flat with a concrete shed to the right of the garden. It is bordered to the left by a part fence and the right by a fence and to the rear by fence.

**Parking**

Un-allocated parking on street

**Council Tax**

Band B - 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) (Assumed)

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 18Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps / Ultrafast DL 900Mbps UL 900Mbps

Mobile Signal/Coverage: EE (limited), Three (limited), O2 (likely), Vodafone (likely voice, limited data).

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.

**Additional Info**


Flood & Erosion Risk : Gov flood risk assessor indicated the area around the property has a low risk of flooding with surface water and a very low risk of flooding with rivers/seas.

Accessibility : Can be considered for lateral living however there is a step inside and outside the property. Further works may be needed by personal requirement.

Please note : This property is an executor sale so please be aware that property knowledge and history may be limited.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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