



£360,000

Orcombe Copse Lane, Freshwater, Isle of Wight, PO40 9DB





A three bedroom detached bungalow located on Copse Lane in the picturesque village of Freshwater. This property offers a fantastic opportunity for those looking to create their dream home as it is requiring some modernisation.

Benefiting from three bedrooms (two on the ground floor), lounge, kitchen/ diner, bathroom and sun room there is ample space for a growing family or for those looking to create the perfect forever home. The property also boasts a good-sized rear garden, currently in need of landscaping that could be an ideal gardeners paradise.

An additional highlight of this bungalow is the driveway parking, providing space for multiple vehicles, ensuring convenience for you and your guests.



Located on the village outskirts the property has good accessibility to both Yarmouth and Freshwater village centre. Freshwater is a popular West Wight village with a warm and lively community and a thriving village centre with such amenities as a health & leisure centre, primary school, vet, dentist, library, chemist and a good variety of locally run shops and eateries. The village is popular with tourists and is close to our three beautiful beaches namely Freshwater Bay, Totland Bay and Colwell Bay and the wide range of walks on offer such as Tennyson's Trail.



Double Glazed Front Door to	
Hall	
Bedroom 2	12'03 x 10'04
Bedroom 1	12'06 x 12'06
Bathroom	8'03 x 6'05
Kitchen	16'01 x 9'04
Sun Room	21'01 x 8'04
Lounge	
Loft Room	16'00 x 14'00

Outside
To the front of the property is the driveway along side a small low maintenance raised flower bed. There is access to the rear on either side of the property.

To the rear is a good sized garden with a range of mature shrubs, bushes, plants, and trees including a beautiful eucalyptus tree. The garden is mostly laid to lawn though with some patio nearer the property, there are two timber sheds. The left and right boundary are part fenced and the rear boundary is fenced. The garden presents a wonderful opportunity for new owners with green fingers to landscape and design the garden to their hearts content.

Council Tax
Band D - 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) // FTTC // FTTP // Cable (Virgin) Satellite // Mobile - Network Availability: WightFibre, Openreach - Fastest estimated speeds predicted by the network operator(s): Standard DL 10Mbps UL 0.9Mbps / Superfast DL 30Mbps UL 5Mbps / Ultrafast DL 900Mbps UL 900Mbps - Mobile Signal/Coverage: EE (limited), O2 (likely voice, limited data), Vodafone (limited). 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.

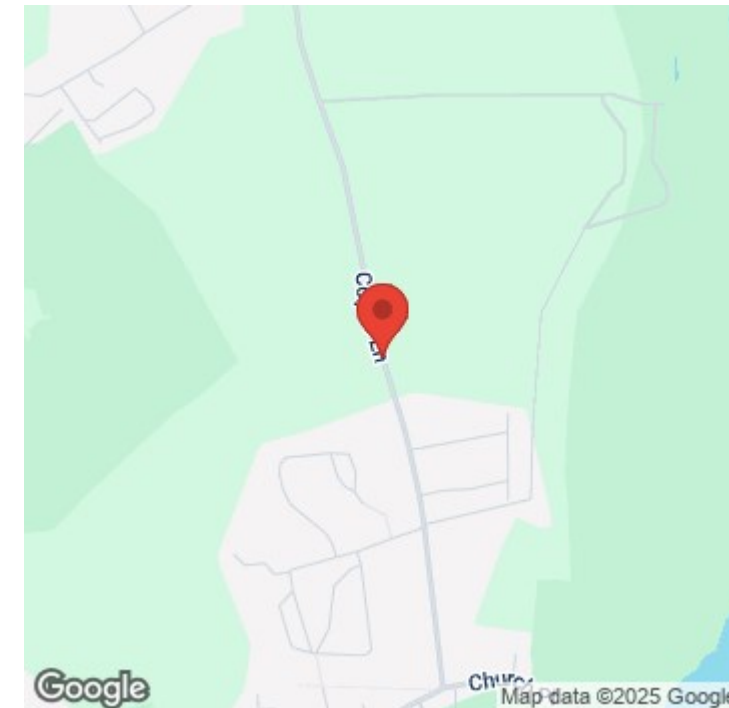
Construction
The property is believed to be of Standard Construction however it is noted that the Sun Room appears to be of single skin construction. Further inspection by a qualified surveyor at the buyers appointment is advisable.

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. The current vendor has also confirmed the property has never flooded within their ownership. Accessibility: The property can be considered for lateral living though further works for accessibility could be required dependent on necessity.

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		
(69-80) C		
(55-68) D		
(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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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