



Asking Price £199,950

8 Manor Villas The Broadway, Totland Bay, Isle Of Wight, PO39 0BX



CASH BUYER ONLY!

CHAIN FREE! 3 bedroom MID TERRACE HOUSE with a REAR ENCLOSED GARDEN. This charming cottage could make an excellent PROJECT BUY or HOLIDAY HOME and whilst in need of modernisation does allow for its new owner to add their own stamp. This home has SPACIOUS accommodation throughout including 3 bedrooms, down stairs wet room, kitchen, lounge and has a range of character features including a fireplace and triple glazed windows.

This property is located in a CENTRAL position in Totland close to amenities. Don't miss out! call "Wrights Estate Agents" on 01983 754455 now.

Totland is a popular village with locals and tourists being less than a mile away from two very popular beaches Totland Bay & Colwell Bay. There is also a range of shops, a salon and multiple restaurants nearby. The village of Freshwater is approximately 1 mile with many more amenities and transport links.

Font Door To:

Hallway

Radiator, stairs, doors off, under stairs alcove with boiler, double glazed door to garden.

Lounge

Fireplace, triple glazed window to front, radiator.

11'2" x 10'5"

Kitchen

Radiator, wall and floor mounted units with work surfaces over, electric cooker point, inset stainless steel sink unit with triple glazed window over, plumbing for washing machine.

11'2" x 8'3"

wet room

radiator, low level toilet, walk in shower cubical, triple glazed obscure window to rear, pedestal hand wash basin.

7'7" x 4'5"

Stairs to landing

window to rear, loft access, doors off.

Bed 3

triple glazed window to rear, radiator

8'0" x 7'10"

Bed 2

triple glazed window to rear, radiator.

11'2" x 8'3"

Bed 1

triple glazed window to front, radiator, fireplace.

13'11" x 11'2"

Garden

Enclosed by fencing on both right and left boundary, gate to the rear boundary, Relatively flat and laid to lawn with a range of mature bushes and a small tree. Presents a great opportunity for a buyer to landscape to their own desire.

Parking

Parking is available on street to the front of the property and is on a first come first serve basis.

Tenure

Freehold.

Services

Unconfirmed mains drainage, mains water, mains electric, mains gas.

Broadband Delivery: None currently connected

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 16Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps / Ultrafast DL 900Mbps UL 900Mbps

Mobile Signal/Coverage: EE, Three, O2 (voice only), Vodaphone (voice only).

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.

Council Tax

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

Construction

The property is believed to be of Standard Construction. Further inspection by a qualified surveyor at the buyers appointment is advisable.

Additional Info

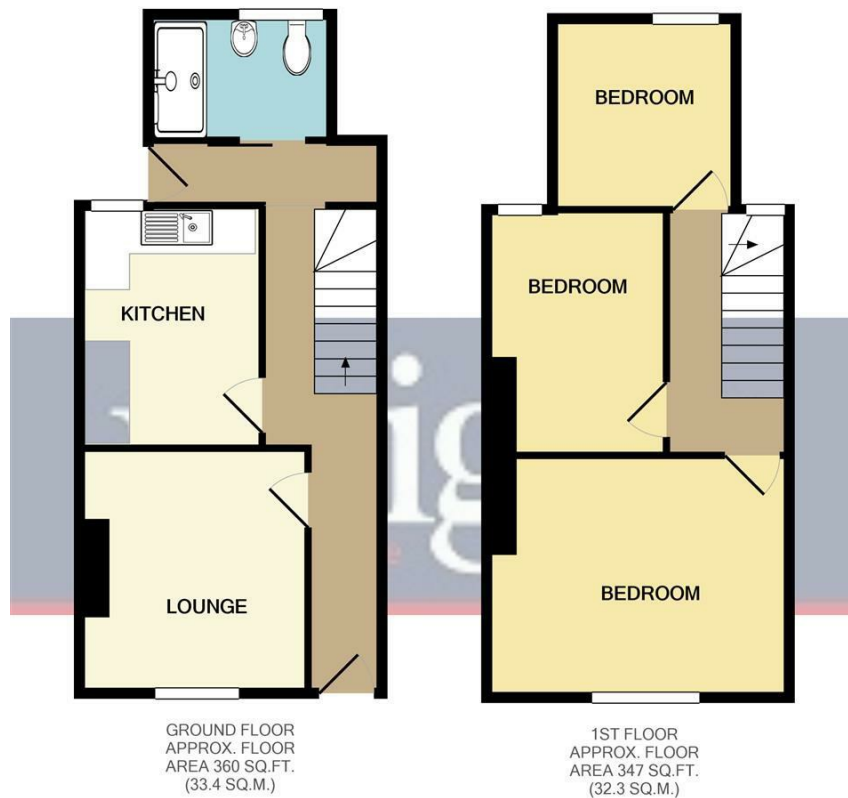
Flooding: Our vendor has confirmed that the property has never flooded during their ownership. The government flood risk checker does consider the location to be a "high flood risk" for surface water though this is not property specific.

Rights/Restrictions/Wayleaves/Easements

It's understood that a telegraph pole is in situ towards the back of the properties plot, we are unable to confirm if a Wayleave of Easement is currently in place due to the circumstances of the sale. Further investigation from a solicitor at the buyers appointment is advisable.

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.




GROUND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.7 SQ.M.)

Whilst 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 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		86
(81-91) B		
(69-80) C	68	
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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