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wright
estate agency



£360,000

19 Bound Road, Freshwater, Isle of Wight, PO40 9NL





Nestled in the desirable area of Bound Road, Freshwater, this charming detached bungalow offers a perfect blend of comfort and natural beauty. With two well-proportioned bedrooms and a thoughtfully designed bathroom, the property provides ample space for both relaxation and everyday living. The inviting reception room serves as a welcoming hub, ideal for entertaining guests or enjoying quiet evenings at home by the log burner. The modern kitchen and conservatory completes this wonderful property.

One of the standout features of this property is its enviable location, backing onto the serene Golden Hill Nature Reserve, which offers a tranquil setting and opportunities for leisurely walks and wildlife observation. The beautifully maintained garden is a true highlight, complete with a large summerhouse that can be used for various purposes, whether as a home office, a playroom, or simply a peaceful retreat.

For those with vehicles, the property includes a garage and driveway parking, ensuring convenience and security. Additionally, the house is equipped with solar panels, promoting energy efficiency and sustainability.

Overall, this well-presented and spacious accommodation is an excellent opportunity for anyone seeking a home in a sought-after location, combining modern living with the beauty of nature. Do not miss the chance to make this delightful property your own.

The main shopping area of Freshwater village is close by, within an easy walk where you will find a number of facilities including a Sainsbury's local, Co-Op stores, library, hairdressers, doctors and health centre, pharmacy, dentists, West Wight Leisure Centre and a number of regular bus routes serving Newport centre and Yarmouth. There are also some lovely cafes and eateries all within the village. Freshwater Bay is only half a mile drive and the popular Colwell Bay with its sandy beach and restaurants is also just over half a mile away.



Porch	
Lounge/ Diner	18'10" x 15'4"
Kitchen	16'4" x 7'3"
Conservatory	10'0" x 7'9"
Bedroom 1	12'4" x 9'5"
Bedroom 2	10'4" x 9'0"
Bathroom	7'6" x 5'10"

Outside

To the front of the property is a good sized area of garden laid to lawn and stocked with a good variety of established shrubs, mature trees and flowers. There is gated side access. The rear garden is a true delight, it is enclosed mainly by fencing and landscaped with a lawned area, shrub borders, raised beds, a selection of fruit trees and a paved patio to sit and enjoy the sunny aspect. There is a generous width to both sides of the property, one which leads to the gated access and the other leads into the rear of the garage. This stunning garden also benefits from two timber sheds and a large summerhouse with power and light making this an ideal home office.

Summerhouse	13'6" x 9'5"
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Parking

To the front of the property there is a driveway providing off road parking for two cars. There is also a garage with electric up and over door, power and light.

Council Tax

Band D

Tenure

Freehold

Services

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

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 APPROX. FLOOR AREA 935 SQ.FT. (86.9 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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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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



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