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wright
estate agency



£545,000

Mimram Bay Road, Freshwater Bay, Isle Of Wight, PO40 9QS





Nestled in the highly desirable area of Bay Road, Freshwater, this immaculate Chain Free detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat by the coast.

Upon entering, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts two modern bathrooms and a modern kitchen, ensuring ample facilities for all residents and visitors alike.

One of the standout features of this property is the generous off-road parking, accommodating up to three vehicles, which is a rare find in such a sought-after location. The front and rear gardens offer delightful outdoor spaces, ideal for enjoying the fresh air or hosting summer gatherings.

Situated just a short stroll from the beach, this bungalow not only provides a tranquil living environment but also easy access to the stunning coastal scenery that Freshwater is renowned for. Whether you are looking for a permanent residence or a holiday home, this property presents an exceptional opportunity to enjoy the best of seaside living.

In summary, this detached bungalow on Bay Road is a true gem, combining modern amenities with a prime location. Do not miss the chance to make this beautiful home your own.

Freshwater Bay is only 2 minutes away and there you will find walks to Tennyson and Afton Downs and a selection of cafes and tea rooms, the thatched church of St Agnes and the bay itself with its stunning pebble beach. A local shop is within walking distance and a Cafe which serves Barista made coffee, cakes and nibbles is also very close by. The main shopping area of Freshwater village is approx 1.4miles away, and from there you will find a number of facilities including a Sainsbury's local, Co-Op stores, library, hairdressers, doctors and health centre, pharmacy and dentists.



Entrance Hallway

Lounge 17'10" x 14'3"

Kitchen 11'8" x 8'8"

Sun Room 12'6" x 3'6"

Bedroom 1 12'0" x 9'8"

En-Suite 7'1" x 5'4"

Bedroom 2 10'2" x 8'9"

Bedroom 3 8'10" x 7'8"

Shower room wc 6'5" x 5'5"

Garden

The property has a good size front garden that is mainly laid to lawn with mature shrubs and hedging. There is a side access which leads to the pretty rear garden which is laid to lawn and includes a greenhouse, shed, mature shrubs and bushes, flower beds, hydrangea, May-Tree, patio area, outside water tap and is enclosed by hedging and fencing.

Garage

The garage has been partitioned to provide two rooms, the rear room comprises double glazed door and window, plumbing for washing machine, power and light and sink. The front portion is ideal as a bike store.

Parking

The property benefits from having driveway parking to the front of the property.

Tenure

Freehold

Council Tax

Band C

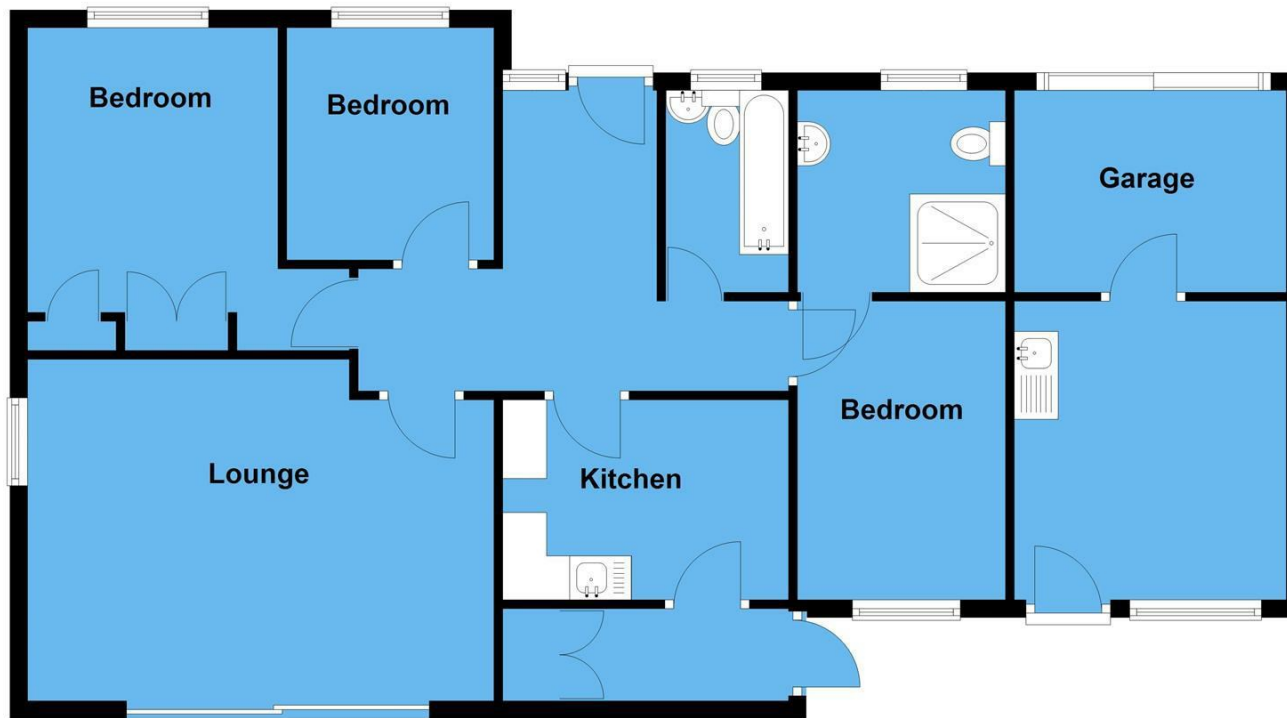
Services


Confirmed 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.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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