



12 COPSE END, MORTON BROOK

SANDOWN, PO36 9PZ

£325,000
FREEHOLD

Ready to go.. A well presented 3 bedroom home with STUNNING views over the rural Morton Common and nature reserve. Gardens backing onto the stream / river and fields. Garage, driveway and offered CHAIN FREE.

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12 COPSE END

- 3 bedroom detached home
- Conservatory
- Backing onto the River
- Good size garden and garage.



The accommodation with approximate measurements co

Hallway

Double glazed door to front. Radiator. Stairs to 1st floor. Understairs cupboard

Downstairs WC

Double glazed window to front. Basin. W.C. Radiator.

Kitchen 12'5" x 7'8"

Double glazed window to front. Range of wall and floor units with tiled splash back. Sink and drainer. Cooker. Gas hob with extractor over. Space for washing machine. Space for fridge / freezer. Wall mounted Worcester boiler. Radiator. Breakfast area.

Lounge 16'6" x 10'11"

Double glazed windows and patio doors with far reaching views. Radiators. Built in shelving.

Conservatory 14'0" x 6'7"

Double glazed windows and doors with far reaching views. Radiator.

Landing

Built in storage cupboard.

Bedroom 11'0" x 9'0"

Double glazed windows to rear with far reaching views. Over bed and matching furniture. Radiator.

Bedroom 10'11" x 6'10"

Double glazed window to rear with far reaching views. Radiator.

Bedroom 9'6" x 7'10"

Double glazed window to front. Radiator. Loft access.

Bathroom

Obscured double glazed window to front. Bath with shower attachment. Basin. Radiator.

Garage 18'0" x 7'8"

Electric roller shutter garage door. Single glazed window to rear. Power and light.

Gardens

Front

Driveway leading to garage. Side access to rear.

Rear

A good size 3 tier garden with pond and backing onto the river.

Additional information

Freehold. Council tax Band D.

We have been instructed by an executor of the property who has limited knowledge of the property.

The lower tier of the garden is considerably lower and backs onto the river and has been know to flood. We have been informed that the property or upper garen has never flooded and the property is insured through NFU mutual.

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TOTAL FLOOR AREA : 1032 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements