



**MARVINS**  
ESTATE AGENTS



## **66A BARING ROAD, COWES, PO31 8DW** **ASKING PRICE £660,000**

A detached three bedroom chalet bungalow with possible fourth bedroom, located in sought after Baring Road, with Solent views to the mainland shore beyond. The ground floor accommodation offers a kitchen /diner and spacious lounge with room for a dining table and opens up to the southerly facing rear gardens backing on to Cowes Golf Course.

There are two double bedrooms one of which has its own en-suite with shower and WC. Bathroom and separate WC. There is an inner hall with access to the Conservatory. First floor level offers a very spacious further reception room or another bedroom with fine Solent views. Double bedroom and shower room. Attractive gardens, detached garage and car port. Double glazing and gas fired heating are installed. Viewing is recommended by appointment.

### **COWES OFFICE**

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Covered Entrance Porch

Entrance Door and Double glazed side window to:

#### ENTRANCE HALL

Radiator. Two built in storage cupboards. Parquet flooring. Thermostat controlling heating. Wall mounted electric heater.

#### KITCHEN/DINER

14'2" x 10'4" (4.32m x 3.15m)

Range of modern floor and wall cupboards with bevel edged work tops and tiled splash backs. Built in electric oven and fitted gas hob. Extractor filter canopy over. Inset stainless steel sink unit with mixer tap over. Plumbing for dishwasher. Radiator. Wall mounted boiler. Double glazed window with some sea views. Parquet flooring. Double glazed side door to car port, garage and gardens.

#### LOUNGE/DINER

20'1" x 13'10" (6.12m x 4.22m)

Attractive fireplace with fitted coal effect gas fire. Radiator. Double glazed patio. Television aerial point. Telephone point.

#### INNER HALL

Radiator. Stairway to first floor off. Fitted work top with integrated fridge below. Double glazed doors to:

#### CONSERVATORY

9' x 8'11" (2.74m x 2.72m)

Dwarf walls. Double glazed windows and French Doors to patio and gardens.

#### BEDROOM ONE

15'5" x 9'11" (4.70m x 3.02m)

Radiator. Double glazed window. Fitted wardrobe cupboard and over bed storage. Fitted vanity wash basin. Light/shaver point.

#### BEDROOM TWO

13'2" x 10'1" (4.01m x 3.07m)

Double glazed window. Radiator.

#### EN-SUITE

Low level WC, built in shower cubicle. Built in wardrobe cupboard and vanity wash basin.

#### BATHROOM

Shaped panelled spa bath and shower screen with shower over. Plumbing for washing machine. Fully tiled walls. Double glazed window. Towel rail/radiator.

#### SEPARATE WC

Low level WC. Wash basin. Double glazed window. Tiled walls.

First Floor Landing

#### BEDROOM THREE/FURTHER RECEPTION ROOM

16'4" x 14'4" max (4.98m x 4.37m max)

Radiator. Large picture double glazed windows with Solent views to mainland shore. Open to further bedroom space 12'5" x 7'9" with under eaves access. Built in cupboard storage. Radiator.

#### BEDROOM FOUR

7'8" x 10'3" (2.34m x 3.12m)

Radiator. Double glazed window. Built in wardrobe cupboard. Under eaves access.

#### SHOWER ROOM

Walk-in shower cubicle and low level WC. Wash basin and towel rail/radiator. Velux window. Tiled floor and walls.

#### OUTSIDE

Front garden laid mainly to lawn. Driveway with hard standing and turning area leading to car port and garage with up and over door. To the rear the gardens are laid mainly to lawn backing on to the golf course. Paved patio directly to the rear of the house with retracting sun blind and Pergola. Flower and shrub beds. Pedestrian side access.

#### TENURE

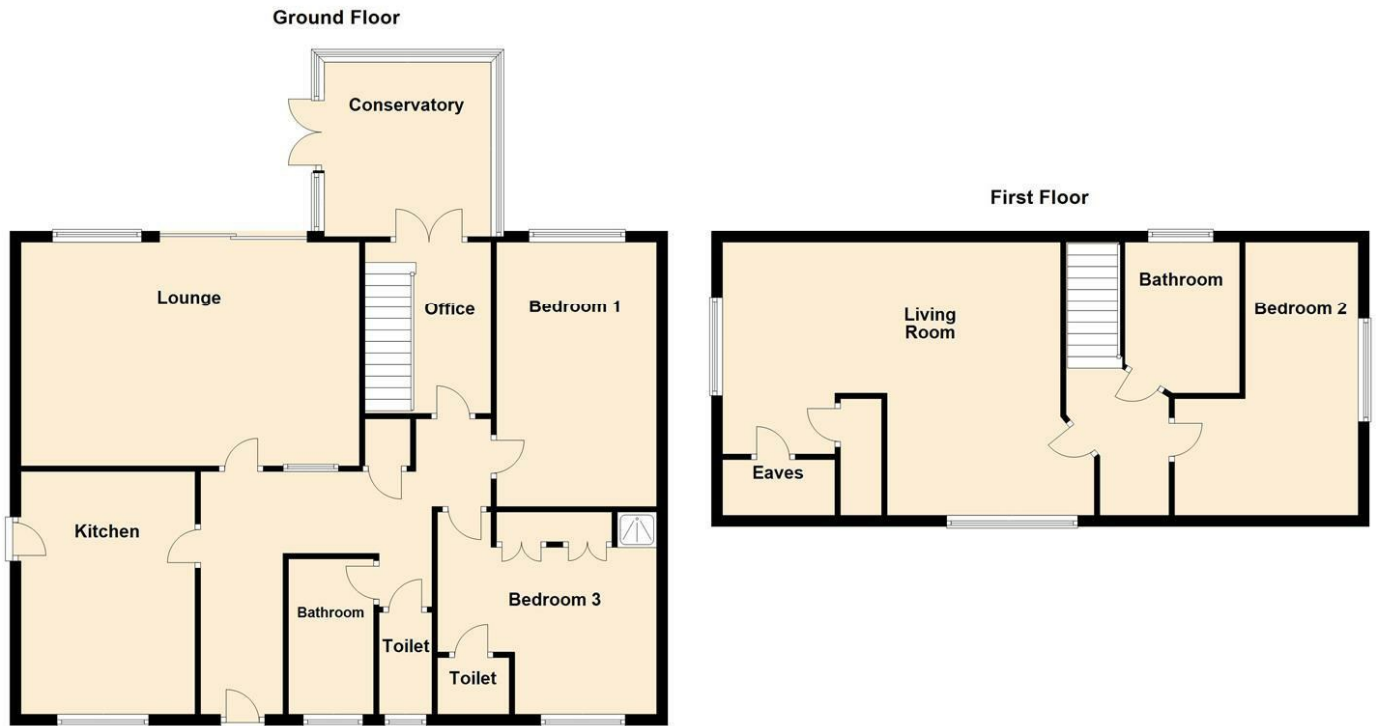
Council Tax Band F

This property is freehold

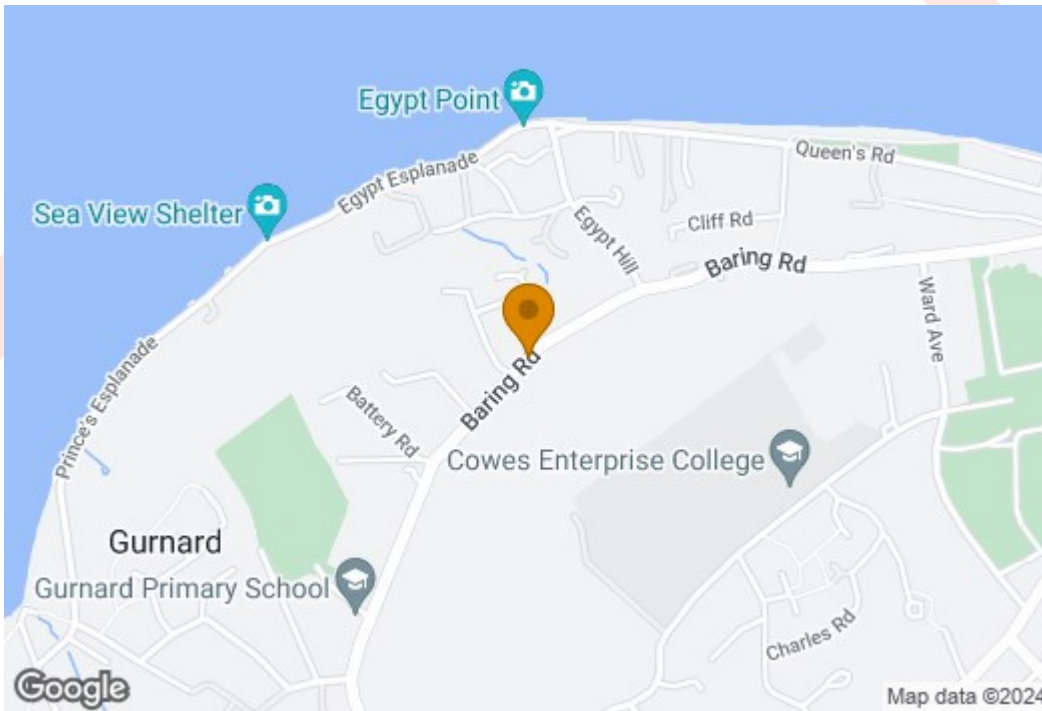








SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY! All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	78
England & Wales		
EU Directive 2002/91/EC		

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

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