



**MARVINS**  
ESTATE AGENTS



## OCTAVIAN FARRIERS WAY, SHORWELL, PO30 3JP

**PRICE £425,000**

This attractive detached three-bedroom bungalow offers comfortable and practical single-storey living in a popular village setting. The property is well-presented throughout and benefits from a detached garage and ample off-road parking, making it ideal for families, downsizers, or anyone seeking easy, low-maintenance living.

Inside, the home features a spacious lounge filled with natural light, a well-appointed fitted kitchen, and a family bathroom/wet room complete with a convenient walk-in shower. The main bedroom includes an en-suite WC, adding extra practicality.

Outside, the property enjoys an easy-to-maintain rear garden, perfect for relaxing or modest outdoor entertaining. Additional benefits include double glazing, electric heating, and a desirable position within a friendly village that offers local amenities, including a pub.

The bungalow is offered to the market chain free, providing an excellent opportunity for a smooth and straightforward purchase.

### COWES OFFICE

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Double glazed Entrance Door to:

### ENTRANCE LOBBY

Glazed side screen front door to:

### SPACIOUS ENTRANCE HALL

Two dimplex night storage heaters. Loft access. Built in storage cupboard and cupboard housing hot water tank.

### LOUNGE/DINER

11'2" x 21'11" (3.40m x 6.68m)

Double aspect. Double glazed windows. Dimplex night storage heater. Three wall light points. Serving hatch from Kitchen.

### KITCHEN

9'11" x 11'5" (3.02m x 3.48m)

Range of fitted floor and wall cupboards with bevel edged work tops and tiled splash backs. Built in electric cooker and fitted induction hob over. Stainless steel extractor filter fan. Stainless steel sink unit with mixer tap. Plumbing for washing machine and Slimline dishwasher. Tiled flooring. Double glazed window and doors to side.

### BEDROOM ONE

15'11" x 11'3" (4.85m x 3.43m)

Double aspect room

### EN-SUITE

Low level WC and wash basin.

### BEDROOM TWO

11'6" x 10'5" (3.51m x 3.18m)

Double glazed window. Wall mounted electric heater.

### BEDROOM THREE

9'10" x 9'5" (3.00m x 2.87m)

Double glazed window. Wall mounted electric heater.

### BATHROOM/WET ROOM

Walk in shower and Triton electric shower. Part tiled walls, low level WC and pedestal wash basin. Panelled bath with mixer tap and shower attachment. Double glazed window. Dimplex wall heater.

### OUTSIDE

Driveway and turning area. Ample car hardstanding. Detached garage (18'2" x 9'3") with power and light. Up and over door to front. Brick paved rear garden with Patio area.

### TENURE

This property is Freehold. Council tax band E.



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		
	51	64
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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