

SPENCE WILLARD



3 Prospect Cottages Heath Lane, Freshwater, Isle of Wight, PO40 9NF

A chain free , two bedroomed end of terrace character home with parking and large rear garden within a few minutes walk of Colwell Bay seafront.

VIEWING

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DESCRIPTION

A chain free end of terrace period cottage with two bedrooms, two reception room with a large rear garden and parking situated within a 5-6 minute walk of Colwell Bay seafront.

From the front parking there is a wood side gate and you enter the property from the side into the hall with stairs to first floor and doors off to ground floor rooms. The accomodation briefly comprises a living room with open bay window to the front, a dining room, and the kitchen. Moving upstairs there are two double bedrooms and a bathroom with shower and bath. Outside to the front there is off road parking for one car and a side gate leads to a substantial rear garden with wood shed.

LOCATION

Accessed from Colwell Road by car, this cottage is part of a small row of character properties built circa turn of the century along a small lane that used run between Colwell Road and Colwell Lane but has since been pedestrianised at the mid point with access to properties only by car from eitherside. From here it is a short walk to the shops and eateries in Freshwater Village which is agood mix of traditional outlets and some well known supermarkets, a sports centre with indoor pool, a health centre,a library and a local garden centre too. There are plenty of local scenic coastal and countryside walks to enjoy and the nearest ferry terminal to and from Lymington with regular crossings to and from Yarmouth is a 5-6 minute drive away.

HALL

Stairs to first floor and doors off to:

LIVING ROOM

3.649 plus open bay x 3.649 (11'11" plus open bay x 11'11")

A welcoming space with open bay to front and fireplace.

DINING ROOM

3.649 x 3.645 (11'11" x 11'11")

Window to side aspect, wall mounted gas fire and access to walk-in understairs storage cupboard. Arch to:

KITCHEN

4.497 x 2.273 (14'9" x 7'5")

A good level of floor and wall mounted units with work surfaces over. Inset one and a half sink and drainer, inset gas hob with double oven/grill under, and space and plumbing for a washing machine. There is a door to rear lobby area with access to WC and outside.

FIRST FLOOR LANDING

Doors off to:

BEDROOM ONE

3.649 x 3.639 (11'11" x 11'11")

Window to front aspect and a range of built-in wardrobes and storage.

BEDROOM TWO

3.649 x 3.296 (11'11" x 10'9")

Window to side aspect and door to walk-in cupboard housing modern gas boiler installed in more recent times.

BATH AND SHOWER ROOM

2.294 x 2.240 (7'6" x 7'4")

Formally the third bedroom, the bathroom offers the best of both worlds with a panel bath, a separate shower a WC and vanity unit with inset wash hand basin. There is also a heated towel ladder. Obscure window to rear.

OUTSIDE

To the front of the house there is parking for one vehicle on hard standing and gated access to the side. The rear gardens are deceptively long with a wood shed, patio areas, lawned areas, an old green house and some planted areas.





ADDITIONAL INFORMATION

The property has undergone some remedial works to the drains which had caused some internal cracking. We have been advised the drains have been repaired and cracking has been addressed and a Certificate of Structural Adequacy has been supplied.

TENURE

Freehold

COUNCIL TAX BAND

C

EPC RATING

TBC

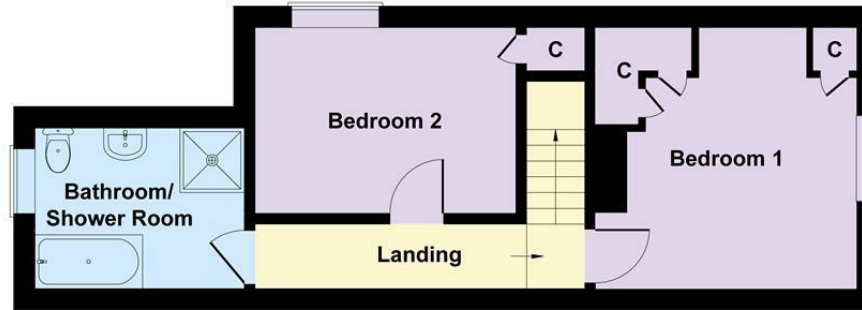
VIEWING

Strictly by appointment only via Spence Willard Estate Agents

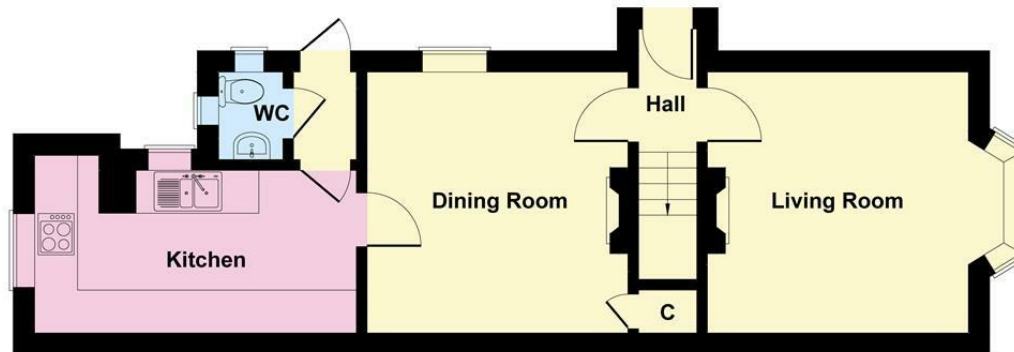




3, Prospect Cottage



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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