

SPENCE WILLARD



Castaway, Guyers Road, Freshwater, Isle of Wight, PO40 9QA

A character detached two-bedroom bungalow with separate lounge and dining room located in Freshwater Bay. Parking for two cars and benefitting from having no-onward chain.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



A detached character bungalow briefly comprising an entrance hall with access to two double bedrooms, a lounge with open fireplace, a separate dining room and a kitchen with access to side and rear garden. To the front, there is off road parking on block paved drive with some shrubs and small trees and access down the side to mature gardens at rear of property enclosed by wood fencing and including three wood-built sheds. The bungalow has clear potential for extending to the rear and possibly into loft space subject to appropriate planning consents. Offered for sale with no onward chain.

LOCATION

Castaway is situated on the ever-popular Guyers Road within a short walk of Tennyson Down and the seafront at Freshwater Bay. The road itself is a mix of bungalows and character houses and there is a popular local store and bar a short stroll away with the main shopping area at Freshwater Village a 5-minute drive away offering supermarkets, eateries, bespoke shops, a library, a sports centre with indoor pool and a health centre. The seafronts at Totland Bay and Colwell Bay are also within a short drive.

HALL

Double glazed door to and from front drive. Loft access. Doors off to:

LOUNGE

3.708 x 3.040 (12'2" x 10'0")

Dual aspect double glazed windows. Feature open fireplace with tiled arch surround.

DINING ROOM

3.680 x 3.040 (12'1" x 10'0")

Double glazed window to side. Built-in storage with Electric Consumer Unit inside. Feature brick fireplace with cast iron St. Louis stove inset.

KITCHEN

3.699 x 3.2188 (12'2" x 10'7")

Range of floor and wall mounted kitchen units with worksurfaces over. Inset stainless steel sink and drainer. Space and plumbing for washing machine and space for free-standing cooker. Double glazed door to side.

BEDROOM 1

3.708 x 3.040 (12'2" x 10'0")

Double glazed window overlooking rear gardens. Built-in storage cupboard.

BEDROOM 2

3.680 x 3.040 (12'1" x 10'0")

Double glazed window overlooking front garden. Built-in storage.

BATHROOM

2.556 x 1.622 (8'5" x 5'4")

Bathroom suite comprising panel bath with electric shower over. Pedestal basin. W.C. Obscure window to rear. Heated towel rail.

OUTSIDE

The front garden has two parking spaces on block paved drive and some planted areas with shrubs, small trees and planted borders and has access down the side to gated access into rear gardens. There is a covered side entrance into the kitchen and the gardens are fenced all around and laid to lawn with some vegetable beds, mature shrubs and trees and some planted flower borders. There are three wood-built sheds in all, an outside tap and drying area.

COUNCIL TAX BAND

D

EPC RATING

D

TENURE

Freehold

VIEWINGS

All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard. The Old Bank, Tennyson Road, Freshwater, Isle of Wight, PO40 9AB

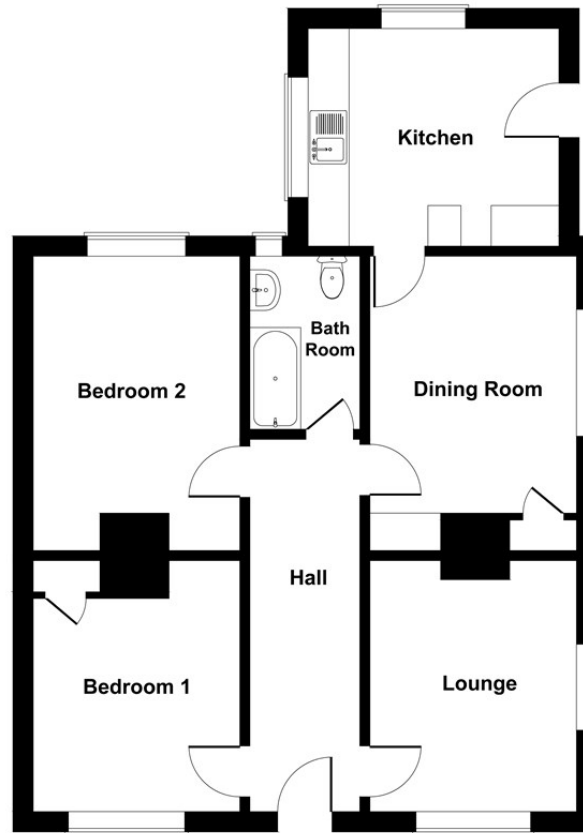






Castaway

Approximate Gross Internal Area
840 sq ft - 78 sq m



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.

Produced by Potterplans Ltd. 2022

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.