

SPENCE WILLARD



6 Farthings Way, Totland Bay, PO39 0LD



# *A well presented and chain free three bedroom detached bungalow with garage and parking located in Totland Bay.*

## VIEWING

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## DESCRIPTION

A well proportioned, chain free, three bedroomed detached bungalow with parking and garage located in a tucked away cul-de-sac on fringes of Totland. The bungalow has been under the same ownership since it was built and has been very well maintained and briefly comprises a covered storm porch leading into a generous hall with doors off to a large living room, a kitchen/diner, a master bedroom with ensuite shower room, two other bedrooms and a family shower room. Outside there is off-road parking and a detached garage with roller shutter style door and access down both sides to a mature rear garden with shrubs, trees and some planted borders.

## LOCATION

Accessed from The Mall, Farthings Way is a small cul-de-sac of individual bungalows built by a local developer in the late 1980's to early 1990's. There is access to numerous countryside walks and the nearest seafront at Totland Bay is 5-10 minute walk away. The local shops and amenities of Freshwater Village are within half a mile or so and offer a good mix of bespoke shops, supermarkets and a variety of eateries. In addition there is also a sports centre with indoor pool, a health centre and even a library. The other seafronts at Colwell Bay and Freshwater Bay are also nearby as is Golden Hill Fort Country Park. There are good road and bus links across the Island and the nearest ferry terminal can be found about a 10 minute drive away at Yarmouth with regular crossings to and from Lymington on the mainland.

### **OPEN COVERED PORCH**

An open covered area leading into:

### **HALL**

An open and airy space with large built-in storage cupboard housing recently installed Gas Combination Boiler and shelving. Newly fitted carpets. Access to:

### **LIVING ROOM**

6.91m x 4.70m max (22'8" x 15'5" max)

A substantial living space with an abundance of natural light from dual aspect windows and glazed double patio doors which lead out to rear patio and garden. There is feature fireplace and newly fitted carpet.

### **KITCHEN/DINER**

5.05m x 2.74m (16'7" x 9'0")

A generous range of wall and floor mounted units with ample work surfaces with inset 1 1/2 sink and drainer. Built-in appliances include a double oven/grill and a gas hob with hood over. There is space for an upright fridge/freezer and a walk-in cupboard with plumbing and space for a washing machine. There is also space for a family size table and chairs and dual aspect windows plus a glazed door to side.

### **BEDROOM 1**

3.672 x 3.270 (12'0" x 10'8")

A double bedroom with window to front and built-in double wardrobe. Newly fitted carpet. Arch leading to:

### **ENSUITE**

2.745 x 1.768 (9'0" x 5'9")

With obscure window to side, a walk-in shower, WC and pedestal wash hand basin.

### **BEDROOM 2**

3.291 x 3.270 (10'9" x 10'8")

Another double bedroom with window to front and small feature window to front. Newly fitted carpet.

### **BEDROOM 3**

3.029 x 2.808 (9'11" x 9'2")

A large single or small double bedroom with possible use as an office or hobby room with window to side patio. Newly fitted carpet.







### **FAMILY SHOWER ROOM**

2.745 x 2.026 (9'0" x 6'7")

Comprising a double walk-in shower, WC and a pedestal wash hand basin. Obscure window to side

### **GARAGE**

6.098 x 3.159 (20'0" x 10'4")

Internally there is a window to the rear, pedestrian access to the side and a roller shutter door to the front. There is power and light and room for storage in the roof space above and work bench to the rear.

### **OUTSIDE**

The parking area is accessed via double wood gates and there is space for a couple of vehicles plus access to the garage. The front and side garden is mostly laid to lawn with some mature shrubs and trees and a patio area next to main side entrance. You have access down both sides of the bungalow to and from the rear gardens which are well planted with a variety of trees and shrubs with a patio area, a lawn and a wood built shed.

### **TENURE**

Freehold

### **COUNCIL TAX BAND**

E

### **EPC RATING**

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### **VIEWING**

Strictly by appointment only via Spence Willard Estate Agents in Freshwater









## 6 Farthings Way



### **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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