

SPENCE WILLARD



12 Jennings Close, Freshwater Bay, Isle of Wight

*A smart and chain free detached two bedroom bungalow tucked away in a quiet residential cul-de-sac in Freshwater Bay accessible to the beach and well regarded Albion hotel/restaurant.*

VIEWING

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



The property offers bright accommodation and feature two double bedrooms, both with built-in storage, a well appointed shower room, a generous living room and a kitchen/breakfast room. There is a gas central heating system with a 'Hive' smart thermostat, controllable when away from the property for great convenience, as well as double glazed windows and doors throughout. Outside, there is good off road parking to the side as well as a garage and a westerly facing rear garden which takes full advantage of the afternoon sun, making this property ideally suited as either a permanent or second home.

**LOCATION**

The property is one of a handful of bungalows neatly tucked away in Jennings Close and within a few hundred yards of 'Orchard Brothers' general store, the well known thatched church of St Agnes and access to a public bridleway and footpath leading to Tennyson Down. The nearby seafront and popular beach at Freshwater Bay with its recently refurbished and well regarded hotel/restaurant, The Albion, is within a short walk of this location. The main shops services and amenities are located in Freshwater village centre which is within a mile and the harbour town of Yarmouth with its mainland ferry terminal is within just a ten minute drive, making this property ideally situated as a permanent or second home.

**ENTRANCE HALL**

With an entrance porch featuring a useful cloaks cupboard and leading to the entrance hall with a built-in airing cupboard housing the hot water tank and access to a boarded loft space with fitted ladder and power/light.

## LIVING ROOM

4.540m x 3.880m (14'10" x 12'8")

A good sized and bright reception room with sitting and dining space. A feature fireplace with gas fire and surround is the main focal point and patio doors give access to the rear garden.

## KITCHEN/BREAKFAST ROOM

4.610m x 3.520m max. irregular shape (15'1" x 11'6" max. irregular shape)

A good sized space featuring a dual aspect and external access to the side and well fitted with a range of cupboards, drawers and work surfaces incorporating an inset sink and integrated cooking facilities comprising an electric double oven with a five burner gas hob and cooker hood over. There is ample space for a washing machine and dishwasher as well space for a dining table and chairs. A wall mounted gas boiler provides central heating and hot water.

## BEDROOM 1

3.790m x 2.990m (12'5" x 9'9")

A good double bedroom with an outlook to the front and fitted with a wide range of furniture including wardrobes and drawers.

## BEDROOM 2

3.390m x 2.710m (11'1" x 8'10")

Another double bedroom with an outlook to the front.

## SHOWER ROOM

2.370m x 2.240m (7'9" x 7'4")

A well appointed space with a large walk-in shower cubicle and fitted furniture incorporating storage along with a vanity wash sink and a WC with concealed cistern.

## OUTSIDE

To the front of the property is an open plan area of garden mainly laid to lawn. To the side is a useful block paved driveway/parking area which provides access to the detached Garage 5.560m x 2.690m (18'2" x 8'9") with up and over door and power/light.

The sunny rear garden is enclosed by fencing and features a good sized patio terrace and a lawned area bordered by plants/shrub beds. Other features include a garden shed, gated side access and a garden seat.

## COUNCIL TAX BAND

D

## EPC RATING

D

## TENURE

Freehold





**POSTCODE**

P040 9XJ

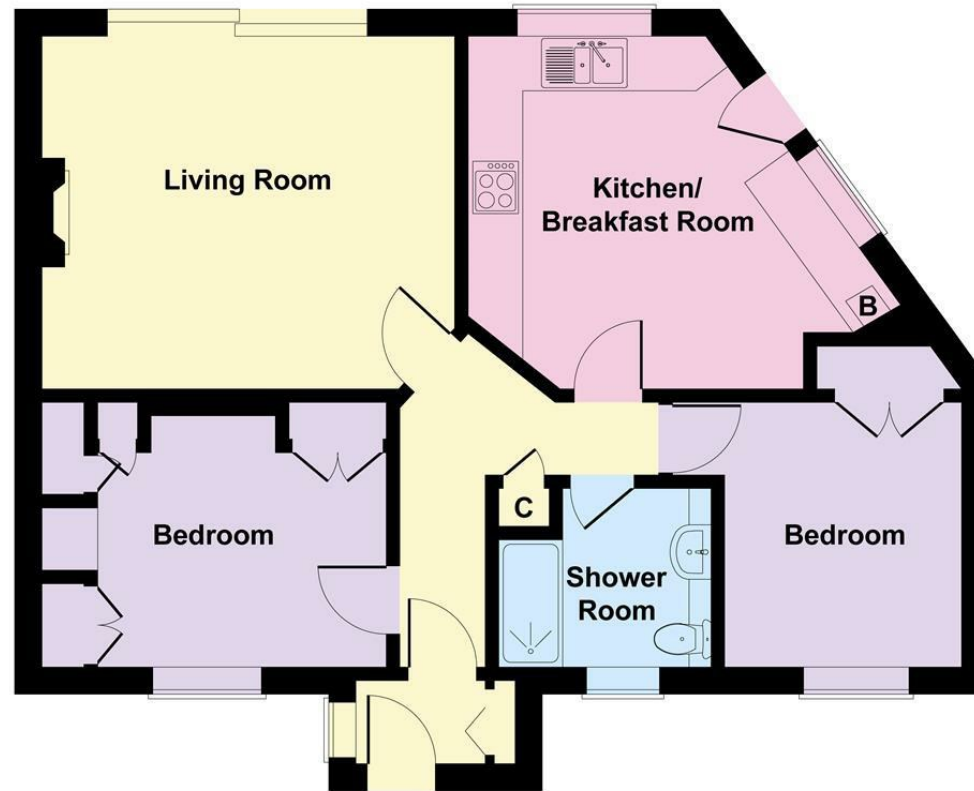
**VIEWING**

Strictly by prior appointment with the sole selling agent, Spence Willard.





# 12 Jennings Close



## 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. 2023**

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