

SPENCE WILLARD



12 Selwood Road, Freshwater, Isle of Wight

A great opportunity to purchase a well presented, chain free detached 2-3 bedroom bungalow located within easy reach of the beach, downland and nature reserve in Freshwater Bay.

VIEWING

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The property occupied a generous corner plot and was originally built with three bedrooms, but is currently configured as two double bedrooms and a dining room, partly open plan to the kitchen. This can easily be reinstated as a third bedroom if required. The accommodation is in good condition and features a good sized living room, a well appointed kitchen with good quality integral appliances which leads through to the dining room. There are two double bedrooms to the rear and a shower room which is designed with limited mobility in mind. The property features gas central heating and double glazed windows and doors as well as adjustable LED colour changing lighting and night and day blinds. Outside, the gardens are located to the front, both sides and the rear and provide good off road parking as well as a garage. The rear garden enjoys a sunny aspect and features a ramped access to into the kitchen for limited mobility.



LOCATION

The property is located in a 'No Through' residential location of similar properties one of a handful of bungalows between Freshwater and Freshwater Bay and is accessible to both the village centre shops and amenities as well as Afton Nature Reserve and access to miles of downland and coastal walks. The nearby beach and seafront in Freshwater Bay with its iconic and recently refurbished Albion Hotel is within a short walk, together with the Piano Cafe and Orchards general store, which are even closer. The beaches in both Colwell and Totland Bays which host, The Hut coastal restaurant in Colwell Bay and The Waterfront public house and Pier Cafe In Totland Bay, are both a couple of miles away and the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is just over a three mile journey, making this property ideal as both a permanent home or a second home/holiday retreat.

ENTRANCE PORCH

leading through to:

LIVING ROOM

5.30m x 3.60m (17'4" x 11'9")

A generous reception with an outlook to the front and two high level side windows providing further light. A fitted gas fire provides an attractive focal point.

KITCHEN

4.95m x 2.25m (16'2" x 7'4")

Well fitted with a smart range of light oak fronted cupboards and drawers together with work surfaces incorporating an inset one and half bowl sink. There is a variety of good quality integrated appliances including a gas hob with cooker hood over, an electric double oven, a fridge/freezer and space for a freestanding washing machine. The kitchen is open plan to:

DINING ROOM/BEDROOM 3

3.05m x 2.25m (10'0" x 7'4")

Open plan to the kitchen and previously a third bedroom which can easily be reinstated if required.

INNER HALL

with access to the loft space and featuring a built-in linen cupboard.

BEDROOM 1

3.80m x 3.25m (12'5" x 10'7")

A good double bedroom with an outlook to the rear and benefitting from built-in wardrobe cupboards.

BEDROOM 2

2.69m x 2.60m (8'9" x 8'6")

Another double bedroom with a similar outlook to the rear.

SHOWER ROOM

Fully tiled and designed with mobility in mind with a large walk-in shower cubicle as well as a WC and wash basin.





OUTSIDE

There are good gardens to the front, side and rear of the property which are mainly laid to lawn and feature a number of established plants and shrubs. The front and side garden is open plan with a driveway to the rear providing off road parking and access to the GARAGE with insulated electric remote controlled sectional door, vaulted ceiling, power/light and a side door leading into the rear garden.

The rear garden is enclosed by fencing, mainly laid to lawn and features a timber garden store and a patio area and enjoys a south and westerly aspect taking full advantage of the afternoon sun. There is also a ramped access from the property into the garden from the kitchen door with a gated side access adjacent, making access into the property easier for anyone with limited mobility. To the side of the property there is ample room to provide further parking if required and even to the side of the garage a vehicular access into the rear garden could be created.

COUNCIL TAX BAND

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EPC RATING

D

TENURE

Freehold

POSTCODE

PO40 9RG

VIEWING

Strictly by appointment with the selling agent Spence Willard.







12 Selwood Road



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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