

SPENCE WILLARD



19 Millways, Freshwater, Isle of Wight

A well presented and spacious three bedroom modern semi-detached home pleasantly situated on the outskirts of Freshwater in a small residential close of similar properties.

VIEWING

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



The property was built to a good specification and features many comforts of modern living including gas central heating, double glazing, good insulation, PVC soffits and fascias for reduced maintenance, parking, gardens and provides good sized accommodation which is suitable for either a couple or family on a permanent or second home basis. Alternatively, the property would also work well as an investment property for permanent or holiday letting purposes. The accommodation comprises three good bedrooms to the first floor together with a generous bathroom featuring a bath and separate shower cubicle. To the ground floor as well as the welcoming reception hall, there is a cloakroom, a good sized kitchen with room for a breakfast table and a good sized dual aspect lounge/diner which leads out to the rear garden.

LOCATION

Freshwater village centre shops, services and amenities are within a couple of minutes drive and also accessible by public transport from the bus stop close by. In addition, the popular sandy beach in Colwell Bay with the well regarded coastal restaurant, The Hut, is around ten minutes walk away and a few minutes further along the coast is the beach in Totland Bay renowned for its glorious sunsets and featuring the Waterfront public house and the Pier Cafe. The harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is within a ten minute drive.

ENTRANCE HALL

A spacious entrance hall with useful built-in double storage cupboard and stairs off to the first floor.

CLOAKROOM

with WC and wash hand basin.

LOUNGE/DINER

5.70m x 4.80m max (18'8" x 15'8" max)

A large double aspect room with windows to the side and front and double doors leading out to the rear garden. Understairs storage cupboard.

KITCHEN

3.50m x 2.60m (11'5" x 8'6")

Well fitted with a range of modern wall and base cupboards and drawers. Fitted work surfaces with an inset sink unit and built-in electric oven with gas hob and cooker hood over. Space and plumbing for a washing machine, wall mounted gas boiler for the central heating and hot water and a window to the front.

FIRST FLOOR LANDING

BEDROOM 1

4.50m x 3.30m (14'9" x 10'9")

A generous double bedroom enjoying a dual aspect.

BEDROOM 2

3.85m x 3.30m (12'7" x 10'9")

Another generous double bedroom with window to the front.

BEDROOM 3

3.00m x 2.20m (9'10" x 7'2")

Another good bedroom with window to the rear.

BATHROOM

Fitted with a white suite comprising WC, wash basin, panelled bath and a separate tiled and screened shower cubicle. Window to the front.





OUTSIDE

The front/side garden is open plan and mainly laid to lawn with pathway to the front entrance and a range of established shrubs. To the side of the property is a block paved driveway providing off road parking for two cars and where there is a gated pedestrian access to the rear garden.

The rear garden offers a sunny south and westerly aspect and is enclosed by fencing, mainly laid to lawn and features a paved patio terrace.

COUNCIL TAX BAND

C

EPC RATING

C

TENURE

Freehold - There is an annual charge, currently £125, for each property in Millways towards the maintenance of the surface water drainage system.

POSTCODE

PO40 9SF

VIEWING

Strictly by appointment with the selling agent Spence Willard.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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