

SPENCE WILLARD



Lincoln, Clay Lane, Newbridge, Isle of Wight, PO41 0UA

A comfortable three bedroom bungalow set in a pleasant rural location close to both Yarmouth and Newport.

VIEWING

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A substantially modernised bungalow occupying an elevated position with some distant countryside views. On entering the property from the front drive, you step into a generous hall with two built-in storage cupboards and a separate cupboard housing a modern pressurised water system. The accommodation itself comprises a good sized living room, a generous kitchen and dining area with modern kitchen including a breakfast bar and room for a large table and chairs as desired. In addition to the main living areas, there are three bedrooms and a bath and shower room plus a single garage outside. There are gardens to the front and rear and off-road parking for two vehicles. The bungalow is warmed by Oil Fired Central Heating with the new boiler installed in the last 12-18 months together with a pressurised cylinder for hot water.

LOCATION

Clay Lane is located in the hamlet of Newbridge approximately 5-10 minutes drive from nearby Yarmouth with its regular ferry sailings to and from mainland UK via Lymington for both foot passengers and vehicles alike. There are numerous local countryside and coastal walks nearby and there is a local bus service too.

HALLWAY

A spacious light and airy hall with glazed window and door to the front, three built-in storage cupboards with one housing recently installed "Megaflo" pressurised tank, loft access and doors off to:

LIVING ROOM

4.000 x 3.806 (13'1" x 12'5")

Another light space with windows to front and side

KITCHEN/DINING ROOM

8.152 x 3.686 (26'8" x 12'1")

An open and airy room with fitted kitchen to one side which includes a large breakfast bar and ample space to the other side for a family size table and chairs and a seating area as desired. The kitchen side briefly comprises a well appointed range of kitchen units with a generous amount of work surfaces, an inset sink and drainer, space for free standing cooker, (included) with cooker hood over, space and plumbing for washing machine and or dishwasher and space for upright fridge/freezer. There are windows to the rear and a door to rear gardens.

BEDROOM 1

4.533 x 3.468 (14'10" x 11'4")

A large double room with window to the front and side plus two double built-in wardrobes

BEDROOM 2

4.102 x 3.120 (13'5" x 10'2")

Another double bedroom with window to the front.

BEDROOM 3

3.146 x 2.406 (10'3" x 7'10")

Window overlooking rear gardens not currently used as a bedroom by current owner.

BATH AND SHOWER ROOM

Offering the best of both worlds with a curved shower, a bath, WC and wash hand basin There are two obscure windows to the rear

OUTSIDE

To the front there is off road parking for 2-3 vehicles, access to the garage and a lawned area. The rear gardens are mostly laid to lawn with patio areas, and some mature shrubs and trees. The oil tank and boiler are tucked away down one side of the property.

GARAGE

Up and over door with window to the rear and including power and light.

TENURE

Freehold

COUNCIL TAX BAND

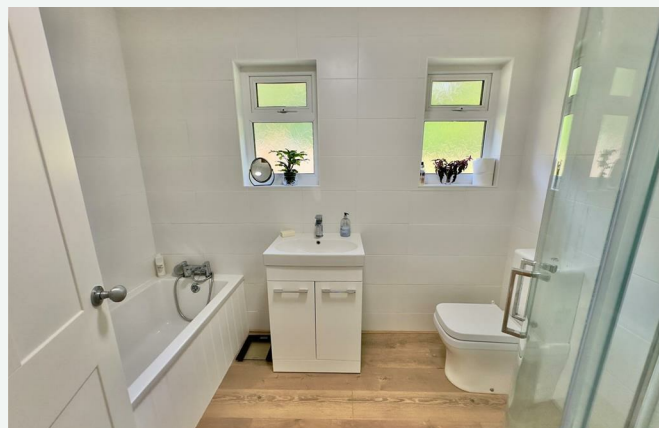
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EPC RATING
TBC

VIEWINGS
Strictly by appointment only via Spence Willard in Freshwater





Lincoln



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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