

SPENCE WILLARD



Melita, Weston Road, Totland Bay, PO39 0HA

# *A three bedroomed semi-detached character home located in Totland Bay with front and rear gardens.*

VIEWING

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



A semi-detached three bedroomed character home located on the fringes of Totland. The property has been under the same ownership for many years and, in more recent times, has been used as a Rental Property. From the side main entrance you step into the hall with stairs to first floor and doors off to a living room, a dining room, a kitchen and a bathroom. Moving upstairs, there are three bedrooms and there are gardens to both front and rear. The house is warmed by gas central heating and double glazed throughout. The rear garden also has a large wood built outbuilding currently used for storage but could be a summerhouse or even a small office if desired. The seafront at Totland Bay is a 5/6 minute walk away.

## **LOCATION**

This area is predominantly character houses and is within a few minutes walk to the local shops at Totland and about a five minute drive from the main shopping centre in Freshwater Village. The famous Needles at Alum Bay are a few minutes drive away too or a longer walk through some of the surrounding countryside with sea views if preferred. The nearest Ferry Terminal to and from mainland UK via Lymington, can be found in the harbour town of Yarmouth less than a 10 minute drive away with regular crossings for foot passenger and vehicles.

## **HALL**

Main entrance into hall with stairs to first floor and doors off to:

## **LIVING ROOM**

11'9" x 10'5"

A good size reception room with window to front aspect and feature fireplace.

## **DINING ROOM**

11'9" x 9'10"

Room for family size table and chairs with window to the side aspect and internal door to:

## KITCHEN

11'9" x 8'7"

A good range of floor and wall mounted kitchen units with work surface areas. There is an inset hob with oven under, and cooker hood over, an inset sink and space and plumbing for a washing machine and dishwasher. There is also a wall mounted gas boiler for central heating and hot water. Window to rear garden and glazed door to outside.

## BATHROOM

7'8" x 4'11"

Comprising a panelled bath, wash hand basin and WC. Obscure window to side.

## FIRST FLOOR LANDING

A galleried landing with doors off to:

## BEDROOM ONE

11'9" x 10'5"

A double bedroom with window to front.

## BEDROOM TWO

11'9" x 9'10"

A small double with window to rear.

## BEDROOM THREE

8'0" x 5'10"

A single bedroom with window to the side.

## OUTSIDE

There is a walled front garden which is mostly lawn with some mature shrubs and a small tree. There is access down the side to main entrance and also rear gardens which are mostly laid to lawn with path leading to raised patio area and wood built workshop/storage shed.

## TENURE

Freehold

## COUNCIL TAX BAND

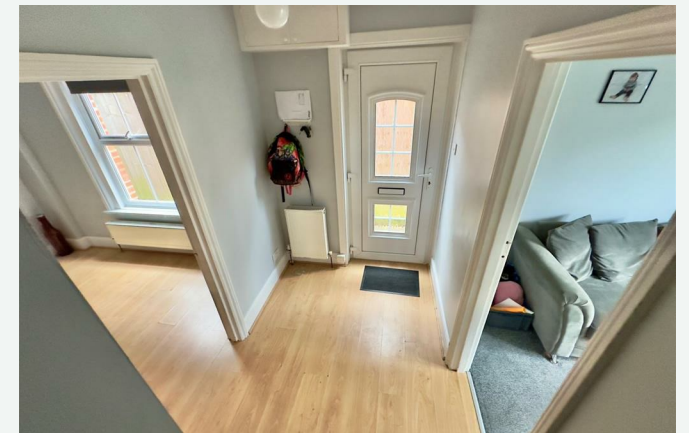
C

## EPC RATING

D

## VIEWING

Strictly by appointment only via Spence Willard in Freshwater





**Melita**



**FIRST FLOOR**



**GROUND FLOOR**

**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. 2024**



[SPENCEWILLARD.CO.UK](http://SPENCEWILLARD.CO.UK)

**IMPORTANT NOTICE 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice.