

SPENCE WILLARD



Gilmour, Elliston Road, Totland Bay, Isle of Wight

An individually built detached two bedroom bungalow in a residential road close to the beach and Turf Walk in Totland Bay.

VIEWING

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The property offers well proportioned, bright rooms, most with a double aspect. As you enter the property there is a spacious and welcoming entrance hall, a generous living room, kitchen/breakfast room, two double bedrooms and a bathroom. The accommodation features a gas central heating system, replacement double glazed windows and doors and gardens to the front, both sides and the rear. To the side of the property there is an access lane leading to a parking area for several cars at the rear.

LOCATION

Pleasantly situated along a quiet road and within a short walk of the Turf Walk and beach, the property is also easily accessible to the local shops in the village centre. Totland Bay is a small village from which coastal and downland walks are easily reached including Headon Warren, High Down and Tennyson Down together with local beaches. Freshwater, with its range of shops, services and amenities is approximately a mile away and the harbour town of Yarmouth, with its mainland ferry terminal, is within a ten minute drive.

ENTRANCE HALL

A spacious hallway with access to the loft space.

LIVING ROOM

15'8" x 15'2"

A well proportioned room with an outlook to the front and both sides. There is a fireplace with a fitted gas fire housing a back boiler for the central heating and hot water.

KITCHEN/BREAKFAST ROOM

13'5" x 9'10"

A good sized space with room for a breakfast table and chairs and fitted with a range of pine fronted cupboard and drawers complimented by work surfaces incorporating an inset sink unit. There is a freestanding cooker with cooker hood over and plumbing for a washing machine. In addition, there is a built-in larder cupboard and an airing cupboard housing the hot water tank.

BEDROOM 1

15'10" x 11'10"

A large double bedroom with a built-in wardrobe cupboard and enjoying a double aspect.

BEDROOM 2

10'11" x 10'11"

Another double bedroom with an aspect to the rear.

BATHROOM

7'6" x 5'6"

Fitted with a suite comprising WC, wash basin and a bath with a shower tap attachment.

OUTSIDE

There are gardens to the front, both sides and the rear which are partly enclosed by fencing and hedging with lawned areas and stocked shrub beds/borders. To the rear of the property there is a recent timber summer house 3.00m x 3.25m.

In addition, there is off road parking for several cars to the side/rear of the property which is accessed via an unmade lane to the side of the property.

COUNCIL TAX BAND

D

EPC RATING

E

TENURE

Freehold

POSTCODE

PO39 0BA

VIEWING

Strictly by appointment with the selling agent Spence Willard.



Gilmour



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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