

SPENCE WILLARD



Weston Villa Weston Road, Totland Bay, PO39 0HA

A character three bedroomed home set over three floors in Totland Bay within a five-six minute walk of the seafront and Pier.

VIEWING

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An imposing three storey character home located in Totland Bay. Weston Villa is one half of a detached house built circa 1896 and offers a lot of original features with a fireplace in most rooms. On entering the house from the front path you step into the hall with stairs to upper floors and doors to a living room, a dining room and a kitchen with rear porch. The first floor offers a double bedroom, a bathroom and a utility area with WC. The second floor offers two further double bedrooms. Moving outside there is a raised front garden with access down the side to a good sized rear garden with seating areas, a number of fruit and vegetable beds, a greenhouse, a shed and a really useful summerhouse at the top of the garden. The property has also been repointed externally in more recent times.

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, (ideal for dog owners). 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

Stairs to first and second floor with storage area under. Doors off to:

LIVING ROOM

3.95 x 3.65 (12'11" x 11'11")

Window to front overlooking garden and beyond. Feature fireplace.

DINING ROOM

3.95 x 3.60 (12'11" x 11'9")

Window to the side and offering room for a family size table and chairs. Another feature fireplace. Step up into:

KITCHEN

4.45 x 2.95 (14'7" x 9'8")

Window to rear and skylight provide ample light and there are a number of bespoke floor and wall mounted cupboards with work surfaces over with inset one and half sink and drainer. There is five burner range with cooker hood over and integral double oven/grill. Space an plumbing for a dishwasher and space for upright fridge/freezer. There is a second "servants" staircase from the kitchen to upstairs landing. Door to:

REAR PORCH

Door to outside rear garden.

FIRST FLOOR

Window to front. Stairs from ground floor and stairs to second floor and doors off to:

BEDROOM ONE

3.90 x 3.65 (12'9" x 11'11")

A good size double bedroom with window to front. Door to second landing area.

BATH AND SHOWER ROOM

3.65 x 3.10 (11'11" x 10'2")

A generous bathroom with a curved bath and separate double shower unit plus Vanity unit with inset wash hand basin. There is an original fireplace and the bathroom is "jack-and-Jill" with both landings.

WC

A WC with window.

UTILITY AREA

A useful space with plumbing and space for washing machine and some storage. Window to side and access to second staircase.





SECOND FLOOR

Stairs to and from first floor with window to the side and some shelving. Doors off to:

BEDROOM TWO

4.00 x 3.60 (13'1" x 11'9")

Another double bedroom with window to the front with some far reaching views and a built in cupboard/wardrobe.

BEDROOM THREE

3.95 x 3.65 (12'11" x 11'11")

Third double bedroom with window to side.

OUTSIDE

SUMMERHOUSE

3.825 x 2.925 (12'6" x 9'7")

TENURE

Freehold

COUNCIL TAX BAND

D

EPC RATING

C

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater





Weston Villa



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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