

SPENCE WILLARD



13 Fairfield Way, Totland Bay, PO39 0EF

*A detached bungalow with two bedrooms, a good sized living room, a well equipped kitchen, a bathroom and a separate shower room. There is off-road parking and a garage.
No onward Chain.*

VIEWING

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A chain free detached two bedroomed bungalow on the borders of Totland Bay and Freshwater. The accommodation briefly comprises an entrance hall, a living room, a fitted kitchen, two double bedrooms a shower room, and a separate bathroom. Moving outside there is a detached garage with off-road parking for 2-3 vehicles, a raised decked area overlooking rear gardens and a mature planted front garden. The bungalow overall is in good condition and further benefits from having gas central heating and double glazing. The rear decking area requires some remedial works.

LOCATION

Fairfield Way is predominantly made up of bungalows with a few modern houses and is within a short walk or drive from the main village shopping centre in Freshwater with its range of bespoke and branded outlets, cafe's and restaurants with amenities including a sports centre with indoor pool, a health centre and a library. The seafronts at Totland Bay and Colwell Bay are nearby and within a short walk or drive as preferred. Road and bus links are good across the Island with the nearest Ferry terminal to and from mainland UK via Lymington, located at Yarmouth a 5-6 minute drive away and offering regular sailings for both foot and vehicle passengers.

HALLWAY

Door from front pathway with two built-in cupboards with one housing hot water tank and doors off to:

SHOWER ROOM

1.585 x 1.580 (5'2" x 5'2")

Comprising a corner shower, WC and a wash hand basin with obscure widow to front aspect.

LIVING ROOM

4.910 x 3.495 (16'1" x 11'5")

A light and airy space with dual aspect windows, a fireplace with living flame gas fire and could be used as lounge or lounge/diner as preferred.

KITCHEN

3.350 x 2.520 (10'11" x 8'3")

A well appointed kitchen with ample work surface areas with inset sink and a good range of floor and wall mounted kitchen units. Integrated white goods include a Neff double oven, a gas hob with cooker hood over, a slimline dishwasher, a Bosch washing machine and a fridge/freezer. There is also a wall mounted Worcester Gas Boiler and a window to side and door to outside.

BEDROOM ONE

3.700 x 3.170 (12'1" x 10'4")

A double bedroom with window overlooking rear gardens

BEDROOM TWO

3.495 x 2.620 (11'5" x 8'7")

Another double bedroom also looking over rear gardens

BATHROOM

2.150 x 2.1125 (7'0" x 6'11")

GARAGE

Up and Over door to front and pedestrian access to one side from patio area. Power and light.

OUTSIDE

To the front there is off road parking on hard standing for 2-3 vehicles to the front with access to garage and main and side entrances. The front garden is mostly lawned with some planted shrubs and a small tree. There is gated access to the rear gardens and side access into kitchen and there is a raised decked area, some additional seating areas with most of the garden laid to lawn with some mature shrubs and trees.

TENURE

Freehold

COUNCIL TAX BAND

D

EPC RATING

C





VIEWING

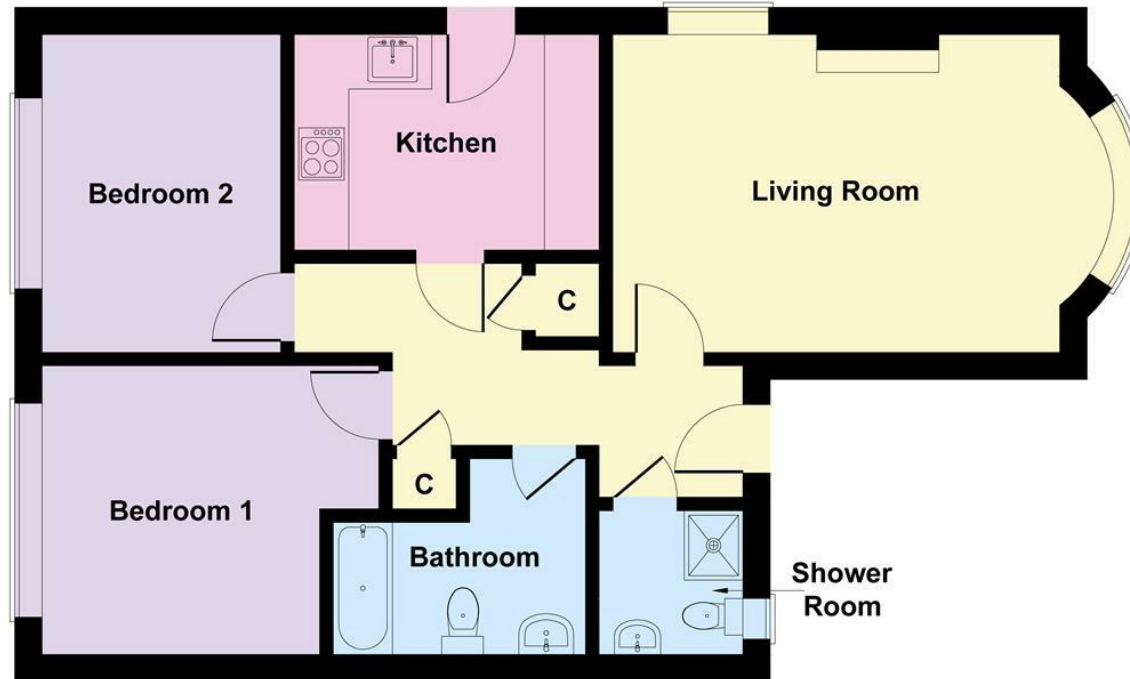
Strictly by appointment only via Spence Willard Estate Agents in Freshwater





13, Fairfield Way

Approximate Gross Internal Area
710 sq ft - 66 sq m



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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