

SPENCE WILLARD



Orcombe Copse Lane, Freshwater, Isle of Wight, PO40 9DB

An opportunity to purchase a detached three bedroomed chalet bungalow in need of extensive modernisation and remedial works located on the fringes of Freshwater Village with parking. Chain Free.

VIEWING

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This chain free chalet style bungalow offers three bedrooms, a good sized living room, a conservatory/sun room, a kitchen/diner with access to utility, a bath and shower room plus an attic room/bedroom three. To the front there is off-road parking for two cars and there is a large rear garden,(in need of some landscaping), which includes two wood built sheds.

LOCATION

Situated in a row of other period homes with some newer additions nearby with nearest shops to be found at Freshwater Village a couple of minutes drive away or 15minute walk.. The village pub and Local Church are a short walk away and there are good road and bus links locally plus the nearest ferry with regular crossings too and from Lymington, can be found at Yarmouth a five minute drive away.

PORCH

Accessed from parking area with second door into

HALL

An 'L' shaped hall with three built-in storage cupboards and access to the other rooms and staircase to Attic Room..

KITCHEN

4.930 x 2.860 (16'2" x 9'4")

A good sized kitchen diner with a range of wall and floor mounted kitchen units and worksurface area over. There is a space for a free-standing cooker and room for a table and chairs. Window to front with internal door to :

UTILITY

2.685 x 1.545 (8'9" x 5'0")

Space for and plumbing for washing machine and tumble dryer with access to conservatory door to outside.

CONSERVATORY/SUN ROOM

4.800 x 2.685 (15'8" x 8'9")

A good size room with double patio doors to and from living room and access to the utility. Windows to three sides.

LIVING ROOM

4.905 max. x 3.805 max (16'1" max. x 12'5" max)

With double doors to conservatory and window to the side aspect, this is a generous space ideal for a family. There is some built-in storage under the stairs and a fireplace.

BEDROOM ONE

3.815 x 3.805 (12'6" x 12'5")

A double bedroom with open box bay window to the front and built-in wardrobes and storage.

BEDROOM TWO

3.735 x 3.170 (12'3" x 10'4")

Another slightly smaller double room also with open box bay to front.

BATH AND SHOWER ROOM

Comprising a curved corner shower unit, a panelled bath, WC and wash hand basin. There are two obscure windows to the side.

ATTIC ROOM/BEDROOM THREE

4.890 x 4.285 (16'0" x 14'0")

Access to and from the hall with wood stairs to first floor landing. Eaves storage and window to one side. with landing leading into main bedroom area with two Velux style windows, one to front and one to the rear and a built-in double wardrobe. There is also further storage in the eaves from the bedroom too.





IMPORTANT INFORMATION

Sold with no chain involved and being a definite project, the bungalow is in need of substantial remedial works, modernisation and redecoration throughout and has been priced keenly to reflect its current condition..

Works and updating required include fitting a new kitchen changing old bathroom, installing a new electric consumer unit and rewire, commissioning a new gas combination boiler, (current floor standing boiler not used for over two years and very outdated), Some windows and doors are likely needing to be replaced sooner rather than later. and some fencing in rear garden is missing.

This list is not exhaustive and a survey is advised accordingly.

TENURE

Freehold

COUNCIL TAX BAND

D

EPC RATING

F

POSTCODE

PO40 9DB

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater.

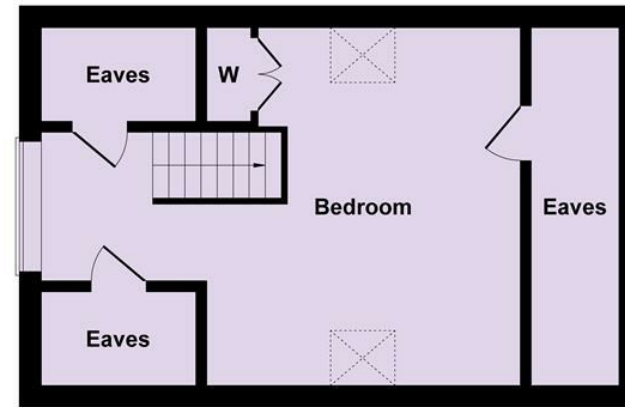




Orcombe



GROUND FLOOR



FIRST 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.

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