

SPENCE WILLARD



2B Fairfield Way, Totland Bay, PO39 0EF

Offered for sale "chain free" is this three bedroomed modern mid-terrace house with parking and garden located in Totland.

VIEWING

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A well presented former holiday home offered for sale with no onward chain located on the borders of Totland and Freshwater. The accommodation comprises two double bedrooms and a single plus family bathroom on the first floor, and a well equipped kitchen, a generous sized lounge/dining room plus a cloakroom on the ground floor. The property also has two allocated parking spaces to the front and a dual terraced rear garden and patio to the rear. As the house has been used as a holiday home by the owners since purchased in 2019, the decoration and appliances are in very good condition with little signs of use making this an attractive main home or holiday home as desired.

LOCATION

Situated in a small cul-de-sac and the mid-terrace of a block of three modern homes, the local amenities and shops in Freshwater Village are a 5-6 minute walk away and offer a good range of bespoke shops and branded supermarket stores plus a number of cafe's and other eateries. Freshwater Village also has a sports centre with indoor pool, a health centre and a library. The local seafronts of Colwell Bay, Totland Bay and Freshwater Bay make this a great place to live or use as a second home with the nearest ferry terminal to and from mainland UK via Lymington, less than a ten minute drive away in Yarmouth.

HALL

There is a glazed door to and from the open covered porch with access off to other ground floor rooms, a built-in storage cupboard and stairs leading to first floor.

CLOAKROOM

There is a window to the front and comprises of a WC with a vanity unit housing wash hand basin.

KITCHEN

3.320 x 2.480 (10'10" x 8'1")

With a window to the front and opening to the lounge/dining room and offering a good amount of floor and wall mounted kitchen units complimented by ample work surface areas which include an inset one and a half sink and drainer. Integral appliances include an inset electric hob with double oven/grill under and cooker hood over, a fridge, a freezer and a washing machine. There is also a matching wall cupboard housing the gas combination boiler.

LOUNGE/DINING ROOM

5.080 m, x 4.88m ,(narrowing to 3.78m) (16'7" m, x 16'0" , (narrowing to 12'4"))

A light and airy room with sliding patio door to rear garden and further window to rear. There is space for a family size table and chairs and three piece suite as desired. There is also access to an understairs cupboard space.

FIRST FLOOR

LANDING

Doors off to:

BEDROOM ONE

4.060 x 2.860 (13'3" x 9'4")

A double bedroom with window to the front with some far reaching views across the village.

BEDROOM TWO

4.330 x 2.865 narrowing to 2.440. (14'2" x 9'4" narrowing to 8'0".)

Another double or twin room with window to rear.

BEDROOM THREE

2.805 x 2.330 (9'2" x 7'7")

A single room with window to the rear aspect.

BATHROOM

2.175 x 1.890 (7'1" x 6'2")

A family bathroom with panelled bath with shower attachment over and glass screen, a built-in vanity unit with inset wash hand basin with storage under and a WC. There is an obscure window to the front.





OUTSIDE

To the front of the property there are two allocated parking spaces on block paving and turned steps to the front entrance.

Moving to the rear, there is a good size patio area with access to and from the lounge via sliding patio door plus a low wood gate leads to private steps taking you to the second garden level which is enclosed by wood fencing and is currently gravelled with a drying area.

TENURE

Freehold

COUNCIL TAX BAND

B

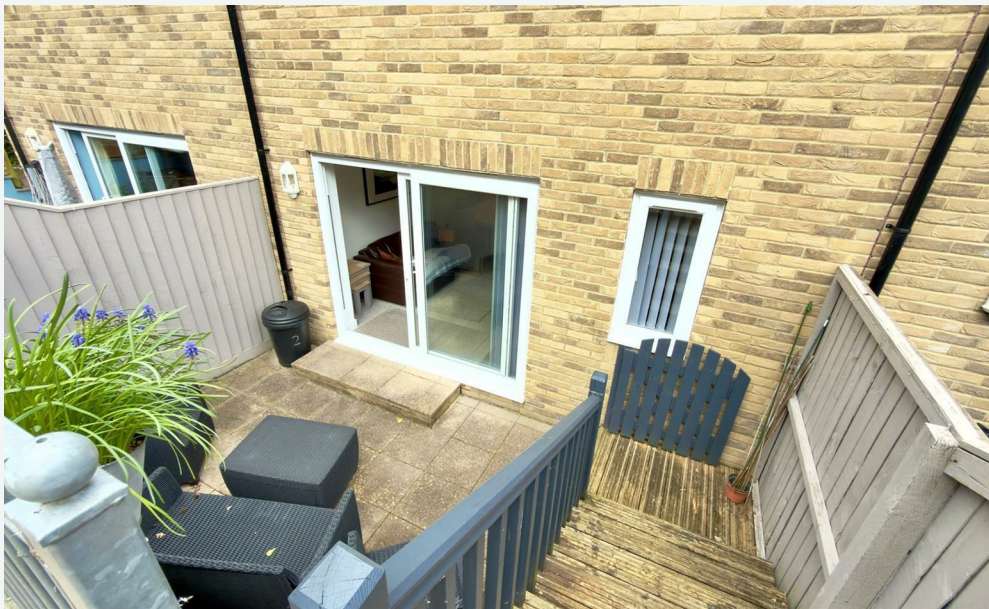
EPC RATING

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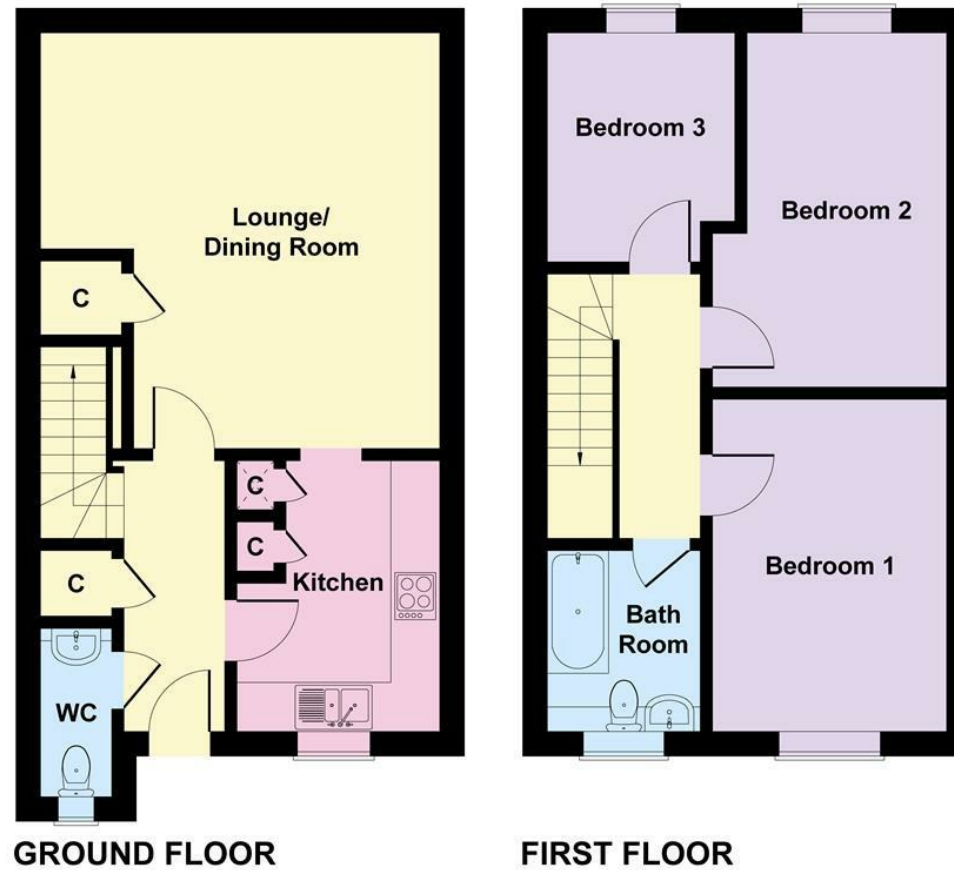
VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater





2B Fairfield Way



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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