

SPENCE WILLARD



4 Farthings Way, Totland Bay, Isle of Wight, PO39 0LD

A detached 3/4 bed roomed bungalow with one ensuite, located on the borders of Totland and Freshwater village.

VIEWING

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This detached bungalow offers three to four bedrooms and has undergone some modernisation in more recent times. The accommodation on offer briefly comprises of a well proportioned living/dining room with study area, a kitchen/breakfast room with utility area, a master bedroom with ensuite shower room, two other double bedrooms and a recently converted garage room used currently as an office space or occasional bedroom.

Moving outside there is a garage store with parking in front and additional parking for another two vehicles to the side. The rear gardens are lawned with patio areas, wood decking, a shed and a mix of mature shrubs, small trees and planted borders.

LOCATION

Accessed from The Mall, Farthings Way is a small cul-de-sac of individual bungalows built by a local developer in the late 1980's to early 1990's. There is access to numerous countryside walks and the nearest seafront at Totland Bay is 5-10 minute walk away. The local shops and amenities of Freshwater Village are within half a mile or so and offer a good mix of bespoke shops, supermarkets and a variety of eateries. In addition there is also a sports centre with indoor pool, a health centre and even a library. The other seafronts at Colwell Bay and Freshwater Bay are also nearby as is Golden Hill Fort Country Park. There are good road and bus links across the Island and the nearest ferry terminal can be found about a 10 minute drive away at Yarmouth with regular crossings to and from Lymington on the mainland.

HALL

Double glazed door to and from the drive. Storage cupboard and doors off to:

BEDROOM FOUR/OFFICE

3.125 x 3.000 (10'3" x 9'10")

Originally part of the existing garage and altered to provide additional bedroom or office space as required. Could be reinstated as a garage if preferred.

STUDY AREA

3.880 x 1.520 (12'8" x 4'11")

From the hall, there is a space for a computer or study area which is open to:

LIVING/ DINING ROOM

5.100 x 4.550 (16'8" x 14'11")

A generous space with sliding patio door to the side and bow window to the front. Doors off to:

KITCHEN/BREAKFAST ROOM/UTILITY AREA

4.660 x 2.550 plus utility area (15'3" x 8'4" plus utility area)

Offering a good range of wall and floor mounted kitchen units with ample work surface areas over and inset one and half sink and drainer. Appliances include a gas hob with cooker hood over, built-in oven/grill, space and plumbing for a washing machine, space for an American Style Fridge and a wall mounted Gas Central Heating and Hot Water boiler, (recently serviced). There is a bench seating area and a utility area with door to rear gardens.

BEDROOM ONE

3.500 x 2.980 plus built-in wardrobe (11'5" x 9'9" plus built-in wardrobe)

A double room with window to rear, built-in wardrobes and draws with door into:

ENSUITE

2.600 x 1.175 (8'6" x 3'10")

Comprising a shower, wash hand basin and WC. Obscure window to side aspect.

BEDROOM TWO

3.000 plus built-in wardrobe x 2.980 (9'10" plus built-in wardrobe x 9'9")

Another double room with window to rear with built-in wardrobe.

BEDROOM THREE

2.600 x 2.375 (8'6" x 7'9")

A single bedroom with window to side aspect.

FAMILY SHOWER ROOM

2.550 x 1.865 (8'4" x 6'1")

Briefly comprising a large walk-in shower, pedestal wash hand basin, heated towel rail and WC. Obscure window to side aspect.





OLD GARAGE/STORE

3.000 x 2.700 (9'10" x 8'10")

Formally a single garage now split in two with front used as storage ideal for motorbike, bikes etc. This could be put back as a full garage if proffered by removing rear wall and converting ground floor room back to previous configuration.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking and access to the main entrance. A garage door provides access to useful storage. The pleasantly enclosed rear garden enjoys a westerly aspect and takes full advantage of the afternoon sun. The garden has a central lawned area with a paved patio terrace adjacent to the property and well stocked flower/shrub beds and borders. A timber garden shed provides valuable outside storage.

COUNCIL TAX BAND

E

EPC RATING

D

TENURE

Freehold

POSTCODE

PO39 0LD

VIEWING

Strictly by appointment only via Spence Willard in Freshwater.





4 Farthings 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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