



Vendor Photo

## Westhaven Colwell Road, Totland, Isle Of Wight, PO39 0AB

£475,000

**CHAIN FREE!** Detached 3 bedroom BUNGALOW with GARAGE and GARDEN close to COLWELL BAY! This well maintained property would make an excellent family, retirement or holiday home thanks to its spacious accommodation, good sized front and rear garden, plenty of parking and desirable position opposite Colwell Common on Colwell Road. Furthermore this charming home is located within half a mile of the picturesque beach of Colwell Bay with its seafront restaurants and outstanding Summer sunsets, the popular sandy beach is perfect for those who regularly want to spend family days in the sand and sea or walk the coast towards the beautiful Totland Bay and it's stunning scenery. Bungalows are highly sought after especially in close proximity to Colwell Bay so don't miss out! call "Wright Estate Agents" now!

Totland is a popular West Wight village with an old world aesthetic. There are multiple amenities along "The Broadway" in Totland village including convenience stores, salon and a chippy along with a bus route connecting to Yarmouth and Newport. The nearby village of Freshwater is also within half a mile of the property where many more locally run shops and businesses are available such as a butcher, baker, fishmonger and grocer to name a few. There's a multitude of walks also on the property's door step, whether its coast or countryside there's always an idyllic view to be captured.

# Accommodation

## Double Glazed Front Door To:

### Porch

5'04 x 3'08 (1.63m x 1.12m)

Double glazed window to front and side, door to:

### Hall

Built in storage cupboard housing hot water cylinder and immersion heater for hot water, built in cupboard for linen, access to loft; part boarded with light and pull down ladder, radiator, doors off.

### Kitchen

10'00 x 9'11 (3.05m x 3.02m)

Double glazed window to front, range of wall and floor mounted units with work surface over, 1 1/2 sink unit with mixer tap, gas hob with extractor over, mid level oven and grill, breakfast bar, space for washing machine, space for fridge, wall mounted gas boiler, radiator, door to:

### Lean to

10'08 x 3'10 (3.25m x 1.17m)

External door to side with access to frontage, power and light, space for tumble dryer, internal door to garage.

### Lounge

18'05 x 11'11 (5.61m x 3.63m)

Double glazed sliding patio doors to rear accessing decking, feature electric fireplace, door to hall, radiator, double doors to:

### Sun Room

14'08 x 11'06 (4.47m x 3.51m)

x2 Double glazed windows to rear, double glazed French doors to rear accessing patio.

### Bedroom 1

12'05 x 10'05 (3.78m x 3.18m)

Double glazed window to rear, built in wardrobe, corner shower cubicle with mains rainforest shower head, radiator.

### Bedroom 2

12'04 x 9'03 (3.76m x 2.82m)

Double glazed window to front, built in wardrobe, radiator.

### Bedroom 3

8'10 x 8'00 (2.69m x 2.44m)

Double glazed window to rear, built in wardrobe, radiator.

### Shower Room

6'03 x 5'04 (1.91m x 1.63m)

x2 Double glazed obscure windows to front, raised tiled floor, W.C, pedestal hand wash basin with mixer tap, walk in shower with shower screen, mains rainforest shower head, electric "Triton" shower unit, heated towel rail.

### Separate W.C

5'05 x 3'01 (1.65m x 0.94m)

Double glazed obscure window to front, W.C, rectangular hand wash basin with mixer tap, heated towel rail.

### Garage

16'02 x 11'02 (4.93m x 3.40m)

Up and over door, power & light, internal door to lean to, internal door to Sun Room.

## Garden

To the front of the property is the driveway leading to the front door and garage. There is a good sized area laid to lawn that is set back from the road and screen by a picket fence and flower bed planted with mature shrubs and plants, making this front lawn quite usable, especially as it would benefit from the evening sun. There are two mature trees that help with privacy that make a lovely feature. There is also a further pedestrian front gate that leads up to the property passing between flower beds giving the front aspect a pretty approach. There is post and rail fencing to the right hand boundary and fencing to the left boundary along with side access to the rear garden.

The rear garden is of a good size and flat as well as being private. The space is mostly laid to lawn with planted flower beds and a compost area to the rear left hand corner. There is a timber shed and a range of mature plants and shrubs along with a further mature tree. There is a patio accessed from the Sun Room and a decked area accessed from the lounge. The garden is a perfect space for sunny summer days and family BBQ's.

## Parking

There is gated access to the properties driveway and garage. There is plenty of potential for additional parking spaces thanks to the properties good sized front garden.

## Tenure

Freehold

## Council Tax

Band E - Please contact the Isle of Wight County Council for more information.

## Services

Unconfirmed mains drains, water, electric, gas and telephone line.

## Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROUND FLOOR  
1322 sq.ft. (122.8 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.