



## 7 Fairfield Park, Totland Bay, PO39 0FF

**£300,000**

Council Tax Band: C

Tenure: Freehold



2



2



1



C

- Well Presented Throughout
- En-Suite
- SOUTH Facing Rear Garden
- Under Croft Storage
- Modern Property

- 2 Bedrooms
- Deceptively Spacious
- LARGE GARAGE
- GCHeating & D/Glazing
- Close to Shops & Amenities

This beautifully presented TWO BEDROOM semi detached home has ample space inside and is really deceptive with how roomy the accommodation is. There is a large master suite with en-suite bathroom, kitchen with fitted appliances, dining area, downstairs bedroom, downstairs shower room and lovely lounge with a southerly aspect. Having been constructed approximately 9 years ago the property is low maintenance and cost effective to run. Outside there is a lovely, manageable SOUTH FACING rear garden, parking to the front and an undercroft LARGE GARAGE, store room and utility area. Other benefits include gas central heating, double glazing and we feel the house will suit anyone looking for little to no work to do on their next home or for anyone needing a large garage and lots of storage space!

Positioned in a quiet location, this home is only approximately 0.3 of a mile to the local shops and amenities of the village of Freshwater including a butcher, bakery, fishmonger and news agents amongst plenty of other establishments. There is also both a health and leisure centre in the village and a choice of at least 5 beautiful beaches within a 3 mile radius, including a range of activities and attractions.

Totland is a popular West Wight village with an old world feel. Many of its properties are period and there are numerous larger Edwardian style dwellings giving the village a charming character full feel. The village amenities include a salon, two convenience stores, take away shops, a car wash, garage and other shops along with restaurants situated on the bay itself benefiting from stunning views. Totland Bay is ideal for summer days or sea swims and remains popular with locals and tourists alike.



## Steps up to:

### Entrance

Double glazed door and window to:

### Hallway

Radiator, telephone point, doors and stairs off.

### Shower Room

6'5 x 5'5

Double glazed obscure window to side, walk in shower cubicle with mixer shower and tiled surround, low level toilet, hand wash basin with vanity cupboard under, radiator, light and shaver point.

### Bedroom 2

10'3 x 9'4

Double glazed window to front, radiator.

### Lounge

12'9 x 11'11

Patio door to rear garden, radiator, double doors to:

### Kitchen/Breakfast Room

12'8 x 9'10

Range of modern wall and floor mounted units and drawers with work surfaces over, integrated fridge freezer, built in slimline dishwasher, integrated oven, electric hob and extractor over, inset stainless steel sink unit with mixer tap and double glazed window over, radiator, cupboard with plumbing for washing machine, French doors to garden.

### Stairs to:

#### Master Bedroom

20'00 x 14'6

Two Velux windows to rear, sloping ceiling, double glazed window to front, two radiators, built in cupboard.

#### En-Suite

9'10 x 6'5

Double glazed obscure window to front, low level toilet, pedestal hand wash basin, panelled bath, radiator, extractor fan, light and shaver point.

### Garden

The property has a lovely enclosed rear garden which is private, south facing and a real sun trap! Mostly laid to lawn for easy maintenance, the garden also has a hard standing area just off the back of the property ideal for table for chairs in the summer, flower beds and borders, outside lighting and electric points and a further side area laid to lawn.

### Garage

22'7 x 13'3

Large garage under the property with up and over door, lighting with TWO further stores just off the garage area.

### Store 1/Workshop

12'2 x 9'4

Just off the main garage area is a further store area which can also be utilised as a workshop.

### Utility Area

10'00 x 9'4

With power and light, double glazed obscure window, wall mounted combination boiler for heating and hot water.

### Parking

There is a parking space to the front of the garage for one vehicle.

### Tenure

Freehold

### Council Tax

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

### Rights/Restrictions/Wayleaves/Easements

It's understood that a contribution of £15per annum is made towards the maintenance fund of the private access road. The property has a right of access along a private footpath with gated access leading on to the Avenue, please note this gate is locked one day a year, usually Christmas day. Further investigation from a solicitor at the buyers appointment is advisable.

### Services

Unconfirmed mains drainage, mains water, mains electric, mains gas.

Broadband Delivery: Copper ADSL (Wired) Currently though Wight Fibre soon to be installed (connection to be confirmed)

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 18Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps / Ultrafast DL 900Mbps UL 900Mbps

Mobile Signal/Coverage: EE, Three, O2, Vodaphone.

All information regarding Broadband speed and Mobile signal/Coverage has been acquired via Ofcom, though we recommend buyers making their own enquiries or testing their mobile signal when viewing the property, as it can be highly subjective.

### Construction

The property is believed to be of Standard Construction. Further inspection by a qualified surveyor at the buyers appointment is advisable.

### Additional Info

Flooding: The owner has confirmed that the property has never flooded during their ownership.

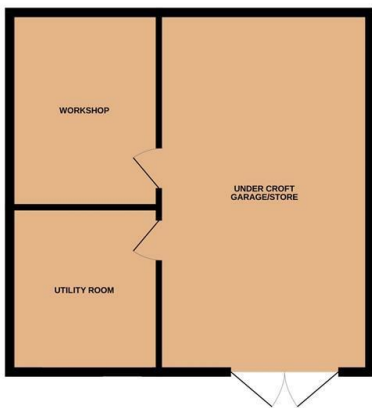
### Agents Notes

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  
510 sq.ft. (47.4 sq.m.) approx.



LOWER LEVEL  
510 sq.ft. (47.3 sq.m.) approx.



UPPER LEVEL  
337 sq.ft. (31.3 sq.m.) approx.




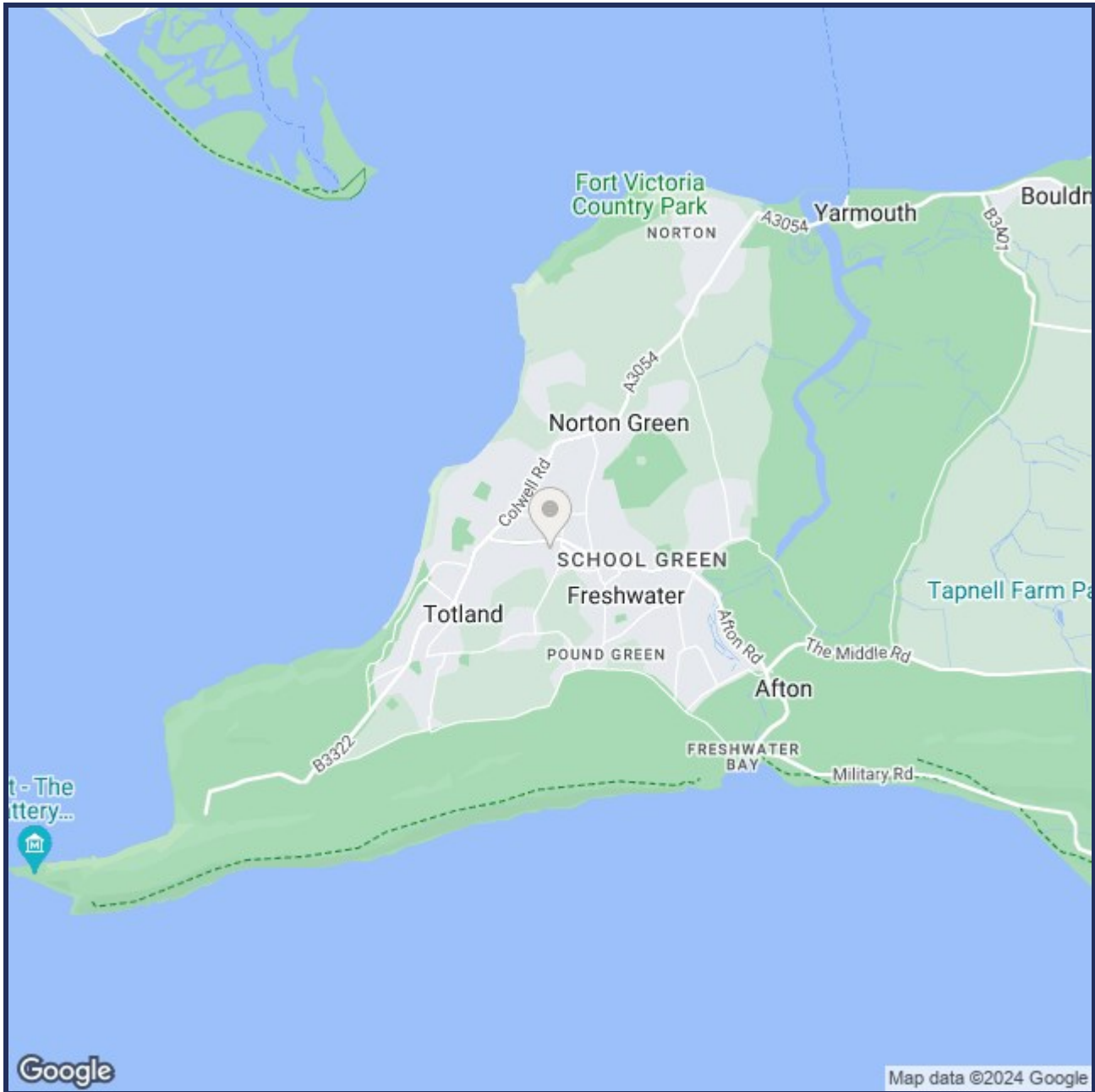
TOTAL FLOOR AREA : 1357 sq.ft. (126.0 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 Tomblesons Surveyor's £15 voucher, Eddisons Surveyors £50, Connells Surveyors £100, Glanvilles £200, Cherry Godfrey Insurance Services Limited; 25% of the net broker fee, mortgage procurement fee and 15% of any pure protection commission. Clear Advice Mortgages £50 plus 25% of any mortgage, life insurance or general insurance commission.



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