



62 Solent Gardens, Freshwater, Isle of Wight, PO40 9PW

£215,000

Council Tax Band: B

Tenure: Freehold



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- CHAIN FREE
- Spacious Accommodation
- Kitchen/Diner
- Double Glazing

- Well Presented
- Downstairs WC
- Enclosed Rear Garden
- IDEAL FIRST TIME BUY

This deceptively spacious mid terrace house is offered chain free with vacant possession. The property is very well presented throughout having recently been repainted creating a light and airy feel and benefits from having a downstairs WC, kitchen/diner good sized lounge and three good size bedrooms with a bathroom upstairs. The property is partly heated with electric night storage heaters, is double glazed throughout. Both the front and rear gardens have been laid to lawn and could potentially be made easy to maintain, or alternatively present a blank canvass for a new owner to landscape to their own individual tastes and styles.

Solent Gardens lies close to the village centre though benefits from no through rounds so the area has relatively low traffic. The area is a favourite for families and first time buyers though plenty of homes are owned by older owners, working professionals and even some private rentals as the style of property lends nicely to an investor.

The village of Freshwater has a number of amenities on offer including a multitude of locally run shops and business, such as; butcher, grocer, fishmonger, salons, cafes, pubs, veterinarian, dentist, chemist, library, primary school, a health & leisure centre and much more! There are bus transport links to Totland, the town of Yarmouth (with further ferry links to Lymington) and the Islands capitol Newport. Three of the Island stunning beaches are also within a 3 mile radius of the village, namely Totland Bay, Colwell Bay and Freshwater Bay.



Double Glazed Obscure Door To:

Hallway

An open hallway with doors and stairs of, under stairs alcove for storage, built in cupboard and shelved recess, telephone point, electric night storage heater.

WC

5'06" x 2'06"

Double glazed obscure window to front, high level wc, hand wash basin.

Kitchen/Diner

15'8" x 7'8"

Double glazed window to front, wall and floor mounted units with work surfaces over, space for electric cooker, plumbing for washing machine, space for fridge and freezer, inset stainless steel sink unit with mixer tap, tiled splash backs, space for table and chairs, built in cupboard with shelving and electric meter.

Lounge

14'4" x 10'5"

Double glazed window to rear, electric night storage heater.

Lobby

Double glazed obscure door to rear garden.

Stairs to:

Landing

Doors off, large built in shelved cupboard, access to loft, electric night storage heater.

Bedroom 1

13'6" x 9'6"

Double glazed window to rear.

Bedroom 2

12'10" x 10'04" max

Double glazed window to front.

Bedroom 3

8'7" x 7'11"

Double glazed window to rear.

Bathroom

7'0" x 5'5"

Double glazed obscure window to front, panel bath with Triton electric shower unit over and shower screen, tiled walls, low level WC, pedestal hand wash basin.

Outside

The property has a front garden that is mostly laid to lawn, with a slight decline towards the front door. There is a concrete foot path following the right hand boundary leading to the front door. Both the left and right hand boundaries are hedging, with the front boundary a low level fence and cast iron gate.

The rear garden is laid to lawn with a concrete path following the right hand boundary leading towards the shed and rear boundary gate. The right, left and rear boundary is enclosed with fencing. There is a brick built pebble dash rendered shed, a timber summer house and shed at the end of the garden.

The rear garden is laid to lawn and enclosed by fencing. There is a solid built shed and wooden shed, gated rear access and strawberry patch.

The property benefits from having a nice size front garden that is enclosed by short fencing and hedging and is laid to lawn. A path leads you to the front door and there are potential flower beds up the side.

Parking

There is an un allocated residents parking area and unrestricted parking on street.

Council Tax

Band B - Please contact The Isle of Wight Council on 01983 823901 for further information.



Tenure & Charges

Freehold

Construction

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

Services

Unconfirmed mains drainage, mains water, mains electric.

Broadband Delivery: Copper ADSL (Wired)

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 17Mbps UL 1Mbps / Superfast DL 49Mbps UL 8Mbps / Ultrafast DL 900Mbps UL 900Mbps

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

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.

Rights/Restrictions/Wayleaves/Easements

It's understood that the property has a right of access of the un adopted footpaths to the front and rear of the property, the rear being accessed from a gate in the gardens rear boundary. Payments could be sort for maintenance and repair of the path, however the current owner has never been approached for contributions. Further investigation from a solicitor at the buyers appointment is advisable.

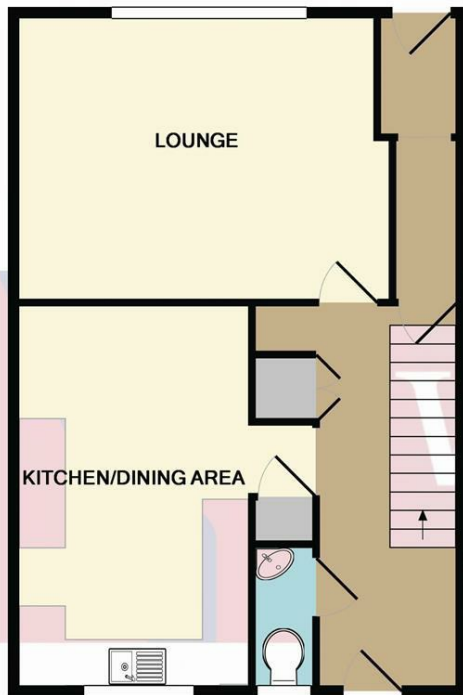
Additional Info

Buyers should be aware that planning permission has been granted for development of "Land To The East Of Birch Close And North Of Solent Gardens Freshwater Isle Of Wight" reference number 21/00357/FUL (searchable on the Isle of Wight County Councils planning website). Access for this development is via Birch Close, not Solent Gardens. Though the development may change the views from 62 Solent Gardens rear upstairs windows.

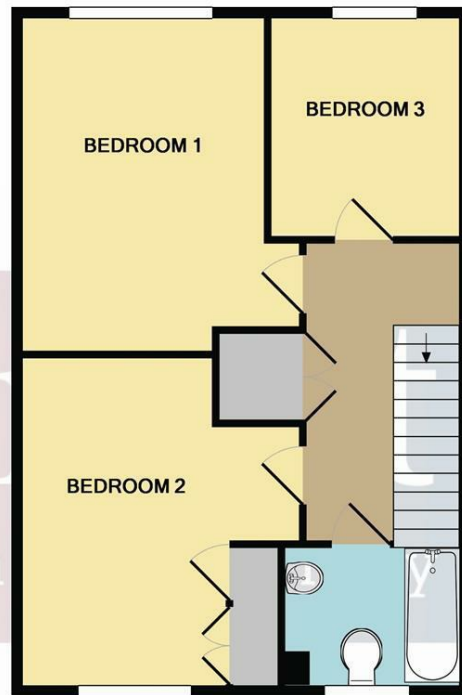
Agents Notes

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
APPROX. FLOOR
AREA 560 SQ.FT.
(52.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.0 SQ.M.)


TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 SQ.M.)

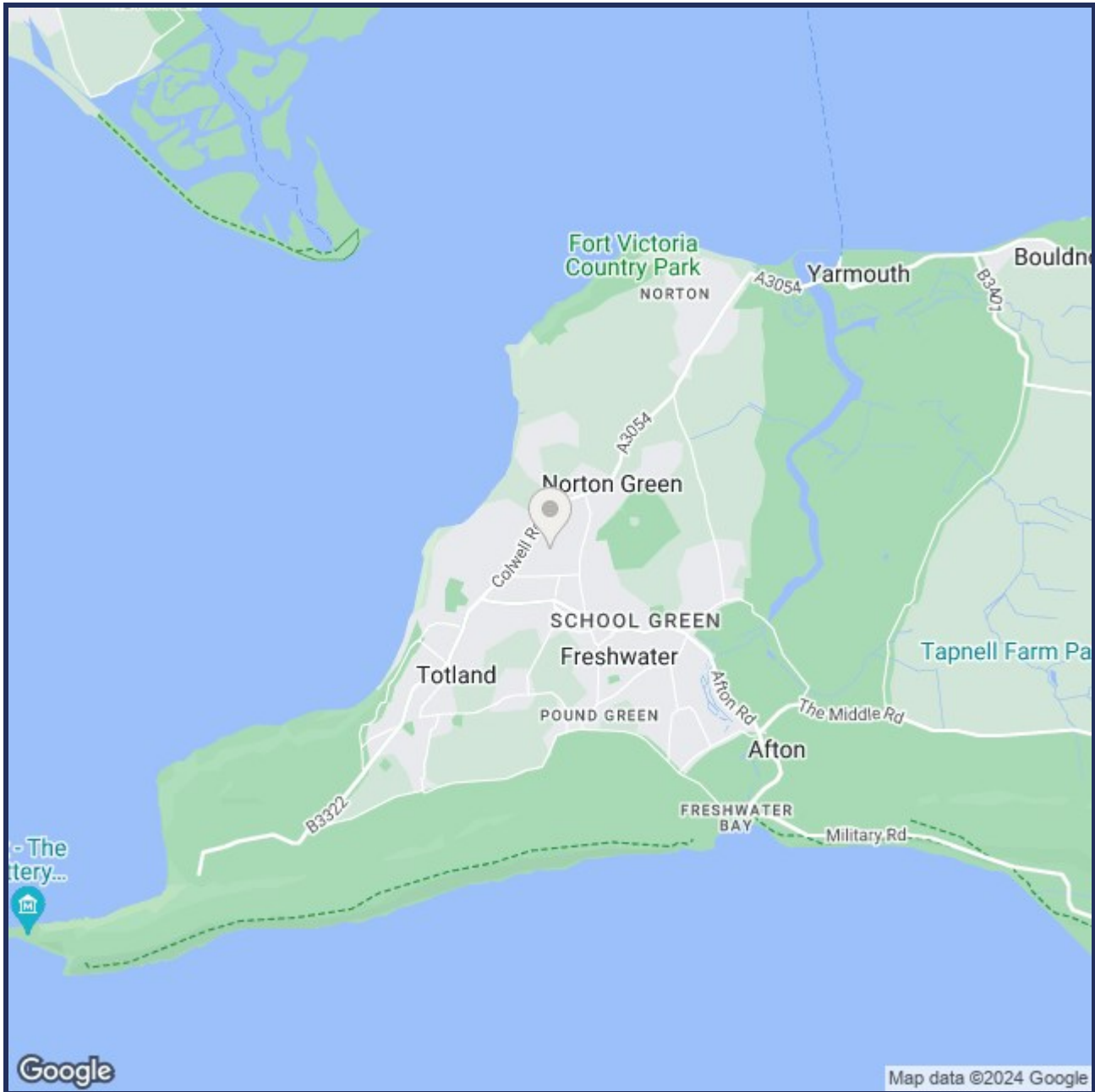
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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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