



## 40 Parkway, Freshwater, Isle of Wight, PO40 9DH

**£290,000**

Council Tax Band: C

Tenure: Freehold



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- Detached Bungalow
- Quiet Cul-de-sac
- Private Rear Garden
- Garage

- Ideal Forever or Retirement Home
- 2 Bedrooms
- Driveway

**DETACHED BUNGALOW! 2 Bedrooms with GARDEN & GARAGE!** Set in a quiet cul-de-sac on the village outskirts this property would make an excellent forever home for those looking to retire. Benefiting from good sized rooms, a front and rear garden, driveway parking and a garage there is plenty of space on offer. This charming home also presents an opportunity for its new owner to truly make their own, whether it's decorating to their own unique tastes and styles or personalising the outside space to create their own perfect garden. Bungalows are highly sought after so don't miss out. Call "Wright Estate Agents" now!

Freshwater is a popular West Wight village with a rural aesthetic and welcoming community. There are many amenities on offer within the village such as a butcher, fishmonger, baker, green grocer, vet, salons, library, health & leisure centre along with many other locally run shops and business. Parkway is on the outskirts of Freshwater village though is within half a mile of the popular Red Lion pub and All Saints Church, along with picturesque walks along the Causeway following the Western Yar to the historic town of Yarmouth. Freshwater Bay is also within 1.5 miles approximately, a scenic beach perfect for a swim!



## Front Door To

### Porch

**4'01 x 2'11**

Double glazed window to sides and front, door to:

### Lounge

**16'10 x 12'07**

Double glazed window to front, feature electric fireplace, x2 radiators, doors off.

### Kitchen

**13'10 x 7'0**

Double glazed window to rear, range of wall and floor mounted units with works surface over, 1 1/2 sink unit with mixer tap, mid level oven, gas hob, space for washing machine, space for fridge freezer, wall mounted gas combination boiler for hot water and heating, door to:

### Sun Room

**12'10 x 8'06**

Double glazed window to sides and front, external door to garden, internal door to garage, window to garage, radiator.

### Hall

Access to loft; boarded with ladder and light, doors off.

### Bedroom 1

**12'04 x 9'06**

Double glazed window to front, radiator.

### Bedroom 2

**10'01 x 8'11**

Double glazed window to rear, radiator.

### Bathroom

**6'11 x 5'10**

Double glazed obscure window to rear, low level w.c, pedestal hand wash basin, shower cubicle with electric "Triton" shower unit, built in linen cupboard, radiator.

### Parking

There is driveway parking to the front of the property

### Garage

**17'01 x 8'08 max**

Up and over door, power and light.

The garage is partitioned into two sections:

Front = 10'05 x 8'08

Rear = 6'07 x 8'08

**Garden**

To the front of the property is the driveway and ramped access to the bungalows front door. There is a decking area for seating and a gravel area with a central flower bed. The front boundary has a low brick wall and hedging, the right hand boundary is hedging and fencing.

There is side access on the right hand side of the property.

To the rear of the garden is a brick paved patio space with a raised flower bed along the rear boundary which is fenced. towards the left of the property is a lawn area with further flower beds, a veg patch, log store, greenhouse, timber store and a potential timber garden room or workshop. There is a range of mature shrubs, plants, flowers and an apple tree.

**Solar Panels**

The property has 14 solar panels that are leased, please contact the office for more information.

**Tenure**

Freehold

**Council Tax**

Band C - 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  
833 sq.ft. (77.4 sq.m.) approx.




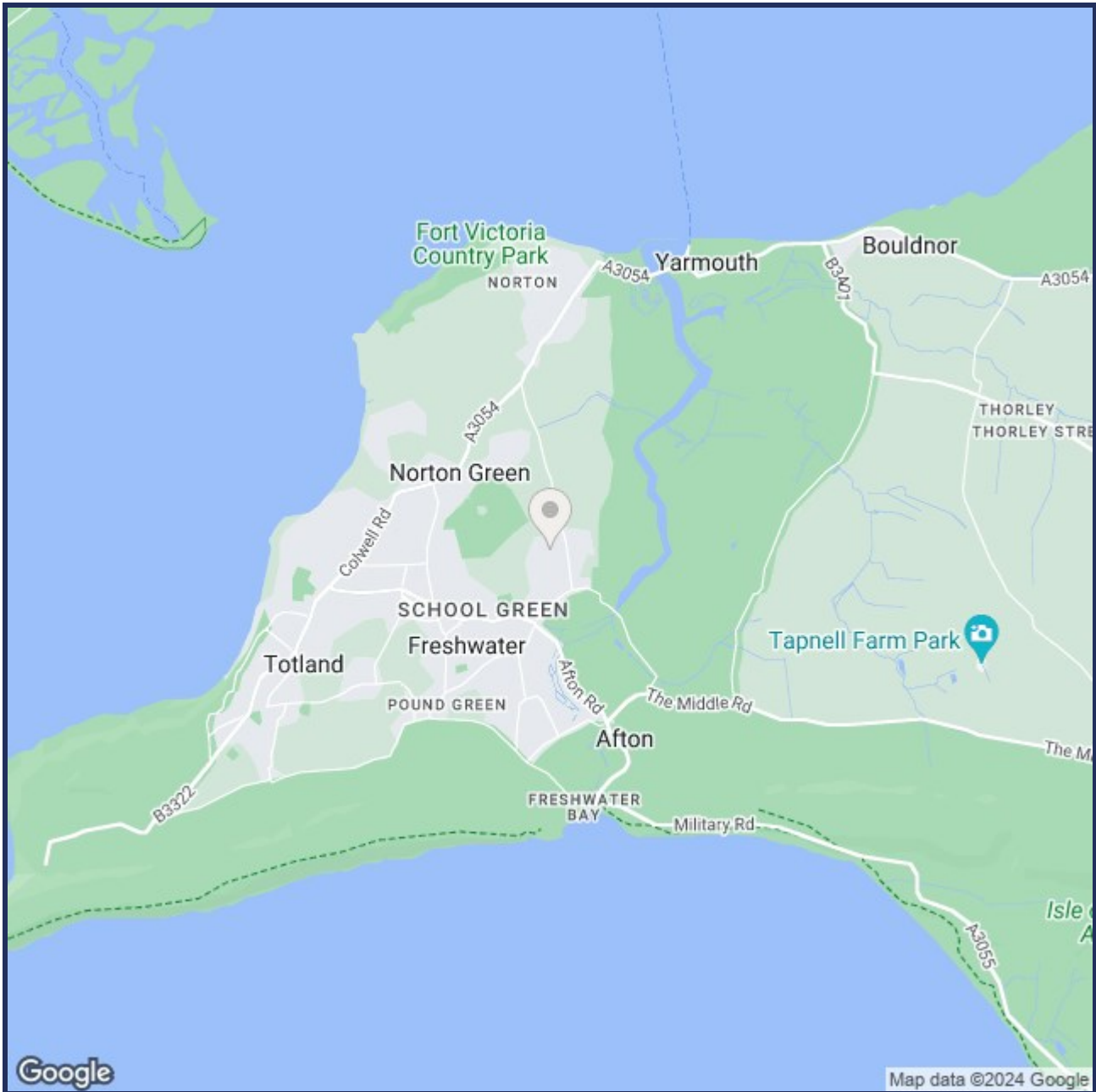
TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

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>85</b>	<b>90</b>
(69-80) <b>C</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 Tomblasons 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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