



## 8 Goldings Way, Freshwater, PO40 9NW

**£335,000**

Council Tax Band: D

Tenure: Freehold



3



1



2



D

- Detached Bungalow
- Conservatory
- Close to Village
- Private Rear Garden

- Potential to Modernise
- Rear Garden
- Detached Garage
- Sought After Location

This charming property will make an excellent forever home for its new owner and whilst we feel the property has been well maintained and is suitably liveable, it does present an exciting opportunity for its new owner to modernise and redecorate to their own tastes and style. It is well proportioned inside with two good sized bedrooms with a third single bedroom which can double up as a study, the lounge is both spacious and cosy with far reaching views towards Tennyson down and monument. Both the kitchen and bathroom are light and airy with a further good sized conservatory adding additional social space for a dining or sitting room.

Goldings Way is a popular location due to its quiet aesthetic and street scene yet its proximity to Freshwater village centre with many residence staying long term. Our particular property also has the benefit of backing onto the Golden Hill Country Park giving the rear aspect both a peaceful and rural feel.

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.



## **Front Door To**

### **Lobby**

Double glazed window to the front, door to:

### **Lounge**

**16'10 x 16'08**

Double glazed bay style window to front, gas fire, doors off, radiator.

### **Kitchen**

**13'11 x 7'0**

Double glazed window to rear, door to conservatory, wall mounted boiler for heating, range of wall and floor mounted units with work surface over, stainless steel sink unit with mixer tap, space for gas cooker, space for dishwasher, space for fridge freezer.

### **Conservatory**

**14'10 x 10'11**

Double glazed, multiple fan lights, double glazed French patio doors to garden, x 2 radiators.

### **Hall**

Access to loft (ladder, light and partially boarded), electric towel rail, doors off.

### **Bathroom**

**9'03 x 5'11 max**

Double glazed obscure window to rear, pedestal and wash basin with hot and cold tap, low level WC, corner shower cubicle with electric shower unit, built in cupboard housing pre lagged copper cylinder with immersion heater, radiator.

### **Bedroom 1**

**13'6 x 9'4**

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

### **Bedroom 2**

**10'7 x 7'0**

Double glazed window to front, radiator.

### **Bedroom 3**

**9'6 x 7'1**

Double glazed window to front, radiator.

### **Garage**

**16'02 x 8'11**

Up and over door, power and light, external door to side accessing garden.

### **External Utility**

Door to side accessing garden, work surface, space for washing machine, space for dryer, folding door to: low level WC with obscure double glazed window over.

### **Parking**

There is driveway parking for multiple vehicles to the front left hand side of the property.

## Outside

To the front of the property is a low maintenance garden space mostly laid to lawn with a few low maintenance flower beds, there are two mature bushes flanking the concrete path leading to the front door. there are three steps up to the property. There is gated side access on the left hand side of the property to the garden.

The rear garden is generally level with a couple of steps leading up to the conservatory doors. There is access to both the garage and external utility room built off the back of the garage. A paved path leads up the left side of the garden past a picket fence enclosed veg patch towards the rear boundary. there is a timber shed and green house at the far rear of the garden. The garden is mostly laid to lawn with some patio areas nearer the property, there are a range of mature shrubs, bushes, plants and trees arranged around the garden and a number of flower beds. The left hand boundary is partially fenced utilising the garage as part of the border , the right hand side is part fenced utilising the neighbours garage as part of the border, the rear boundary is made up of hedging. The property backs on to the Golden Hill Country Park.

## Council Tax

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

## Tenure & Charges

Freehold

## Services

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

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 80Mbps UL 20Mbps / Ultrafast DL 900Mbps UL 900Mbps. (Vendor tested at 80Mbps)

Mobile Signal/Coverage: EE (voice but not data), 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. It is worth noting that our vendors have added the conservatory 2006 along with new doors and windows in 2008. Please also note that the external utility room is an extension of the garage therefore appears to be single skin with no lintel installed. Further inspection by a qualified surveyor at the buyers appointment is advisable.

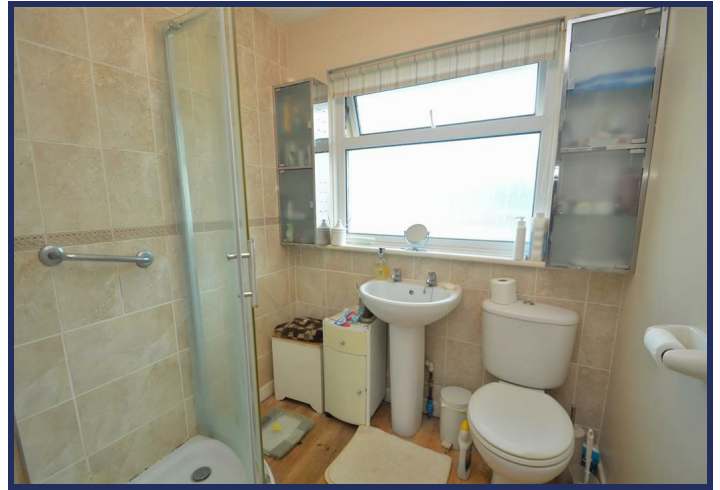
## Additional Info

Accessibility: The property is considered to be suitable for lateral living but please note further ramping maybe required to access the front door and rear conservatory door as there are steps at current.

Flooding: Our vendor has confirmed no flooding has occurred at the property within 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  
897 sq.ft. (83.3 sq.m.) approx.

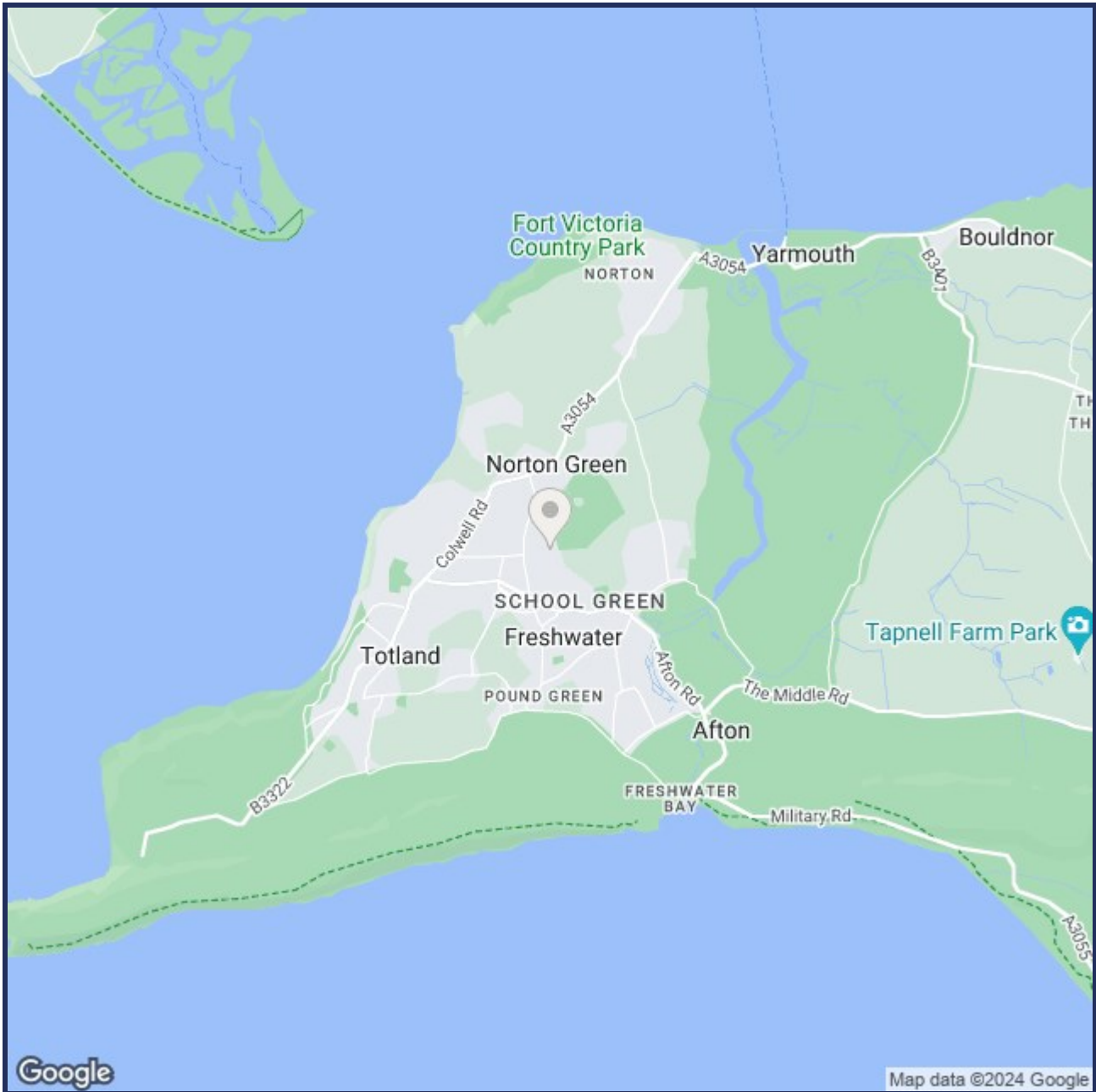


TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan 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>86</b>
(69-80) <b>C</b>	<b>67</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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