



11 Amos Hill, Totland Bay, Isle of Wight, PO39 0DP

£450,000

Council Tax Band: D

Tenure: Freehold



3



2



1



D

- Immaculately Presented
- Two Bathrooms
- High Specification Finish
- Good Sized Garden with Veg Patches
- 3 Bedrooms
- Conservatory
- Garage & Driveway Parking
- Quiet Position

This immaculate and well presented three bedroom link detached chalet bungalow has been well maintained and improved upon by the current owners. There is a high specification finish throughout the property allowing the properties new owners to move straight in and start enjoying the property. The home offers spacious accommodation throughout which includes a modern fitted kitchen including 'Bosch' & 'AEG' integrated appliances, high gloss floor tiles, TWO bathrooms one on each floor, large conservatory, two double bedrooms upstairs and a double bedroom on the ground floor, a light and airy lounge to the front and garage with internal access from the conservatory. The property also benefits from a thoughtfully landscaped garden, with a raised patio, lawn with flower beds, additional patio to the side, a further gravel area enclosed by fencing with raised vegetable patches. There is also plenty of driveway parking to the front of the property for multiple vehicles.

Amos Hill is situated on the border of the Totland postcode and is roughly equal distance to Totland Village centre as it is Freshwater Village centre. The property is positioned at the rise of the hill at the entrance to the close, which is quiet and has no through road creating minimal traffic apart from those accessing the residences there. The location is sought after due to its proximity to both villages with their amenities but also it's quiet aesthetic and elevated position.

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. For those who enjoy walks Totland is situated at the base of Headon Warren where some amazing panoramic views of the island and Solent can be captured from its heights. Totland has a regular bus route to Freshwater and also into Yarmouth and the Islands capitol town of Newport.



Double glazed door to:

Hallway

Light and airy entrance with glazed porcelain tiles, spotlights, under stairs cupboard, doors and stairs off, radiator.

Lounge

18'11" x 10'11"

Double glazed windows to front and sides, electric fireplace with marble surround and hearth, radiator.

Kitchen

13'9" x 10'9"

Double glazed window to rear, wall and floor mounted units with work surfaces over, inset 1 1/2 bowl stainless steel sink unit, 'AEG' 5 point induction hob with extractor over, built in double eye level 'Bosch' oven, pan drawers, pull out larder units, built in 'Bosch' dishwasher, built in washing machine, 'Kenwood' American style fridge freezer, glazed Porcelain tiles, double opening doors to:

Conservatory

18'2" x 8'7"

Double glazed, wooden flooring, door to garage, TV point, French doors to garden, radiator.

Bedroom 3

9'11" x 7'9"

French doors to conservatory, radiator.

Shower Room

7'2" x 6'2"

Obscure double glazed window to rear, large walk in shower cubicle with mixer shower, part tiled walls, cupboard housing gas combination boiler for heating and hot water, storage cupboard, glazed porcelain tiles, low level wc, pedestal hand wash basin, heated towel ladder.

Stairs to:

Landing

Double glazed obscure window to front, access to boarded loft via pull down ladder, doors off.

Bedroom 1

14'0" x 10'9"

Double glazed window to side with views, two built in wardrobes, radiator,

Bedroom 2

11'0" x 10'10"

Double glazed window to side, eaves storage, built in wardrobe, radiator.

Bathroom

7'1" x 5'5"

Double glazed obscure window to rear, panel bath with mixer shower, part tiled walls, tiled floor, hand wash basin with drawer under, low level wc, heated towel ladder.

Garage

17'4" x 8'6"

Up and over door, power and light, double glazed obscure window to rear, door to conservatory.

Outside

The property is sat on a good size plot and benefits from having front, side and rear gardens. To the front is an area has been split by fencing, gravel has been laid to create additional parking for the driveway and low maintenance of the front area which is screened by hedging to the road. Gated side access leads to the side garden area that is a good size and again has been laid with gravel and vegetable patches installed, there is a timber built store. As you proceed down the left hand side of the property across a good sized patio (perfect for BBQ's and table & chairs) you are then met with the rear garden, laid to lawn, sunny (weather dependent), private and enclosed by fencing. There are beds for flowers and shrubs, outside water tap and steps leading up to the conservatory.

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Band D - Please contact the Isle of Wight Council on 01983 823901.

Services

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

Broadband Delivery: Copper ADSL (Wired)

Network Availability: Openreach

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

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.

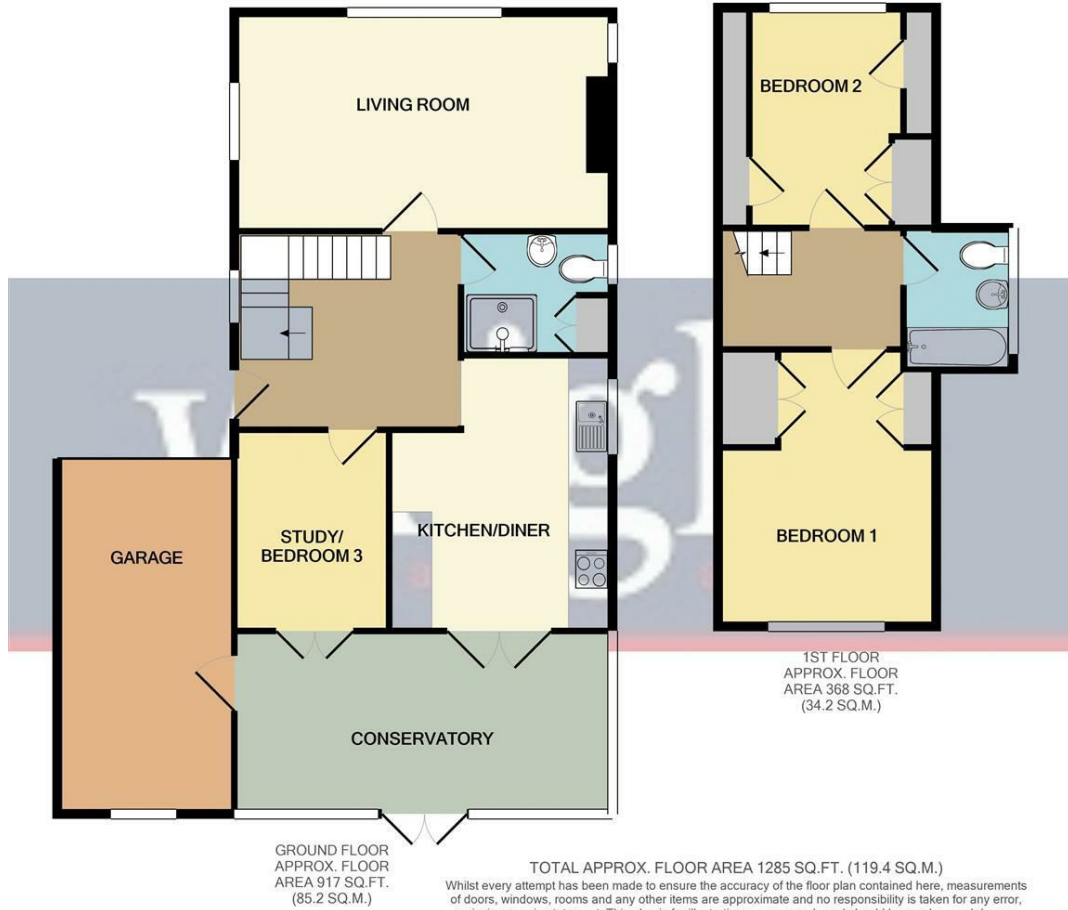
Rights/Restrictions/Wayleaves/Easements

It's understood that the access road to 11 Amos is private and the property is obligated to pay £20 per annum in maintenance, however the current owners have never been approached for payment. Further investigation from a solicitor at the buyers appointment is advisable.

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 917 SQ.FT.
(85.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)


TOTAL APPROX. FLOOR AREA 1285 SQ.FT. (119.4 SQ.M.)

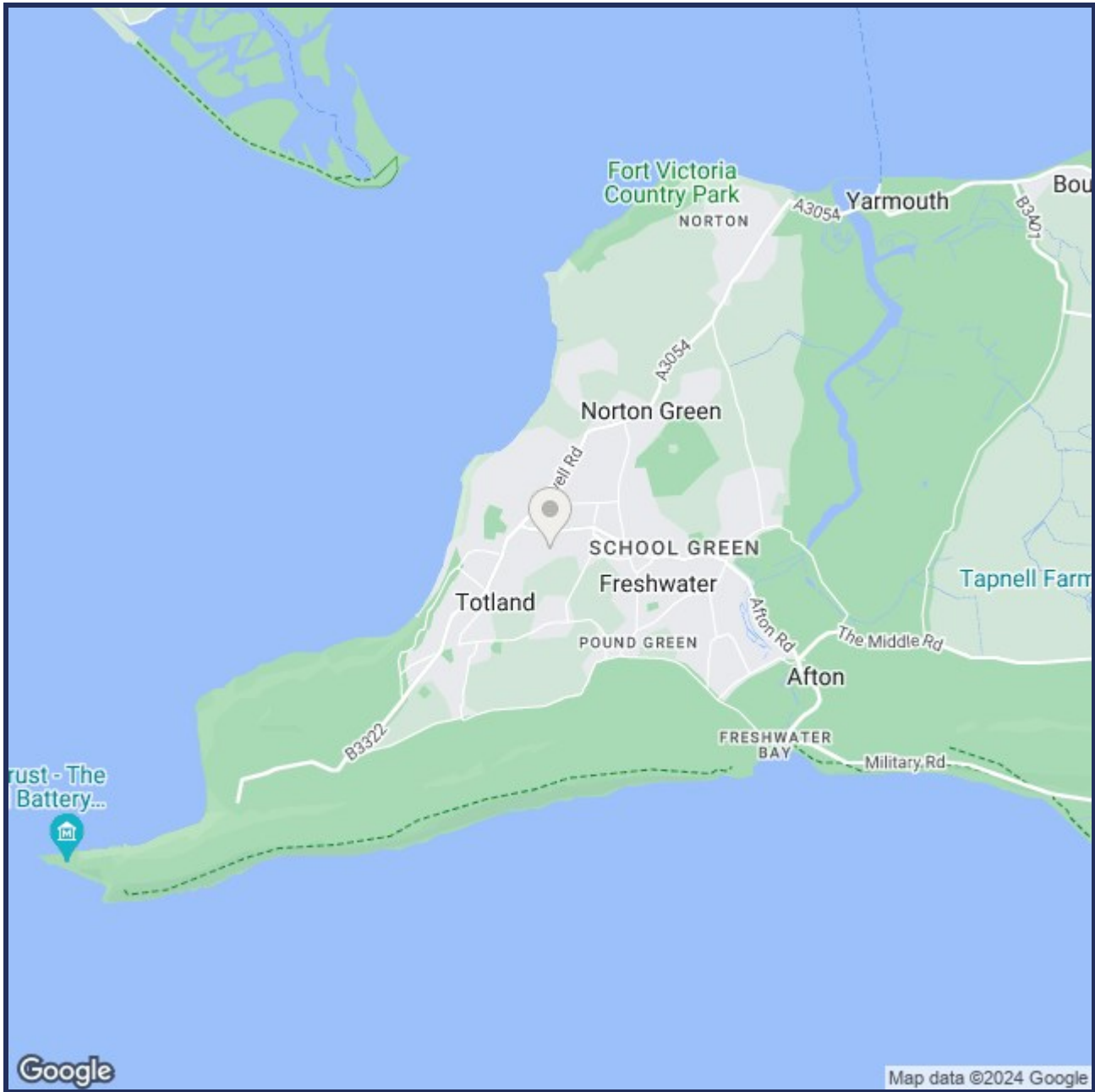
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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		84
(69-80) C		
(55-68) D	63	
(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 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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