



**Church Corner Copse Lane, Freshwater, Isle of Wight,  
PO40 9BS**

**£250,000**

Council Tax Band: C

Tenure: Freehold



3



1



2



D

- 3 Bedrooms
- Kitchen Diner
- Close to Pub & Church
- Driveway Parking

- 2 Reception Rooms
- Sought After Location
- Double Garage
- In Need of Modernisation

**CHARACTER PROPERTY** in need of work! with **OFF ROAD PARKING & GARDEN!** This spacious 3 bedroom home, formally a post office, has a lot of potential to offer it's new owners. Allowing for a buyer to modernise the property in their own taste and style this property has flexible living accommodation and a good sized garden benefiting from both a driveway and a double garage.

The property is located in a popular position opposite "Church Place" where the "Red Lion" pub and charming "All Saints Church" are almost right on the properties door step, with further access to walks along the Causeway to the historic harbour town of Yarmouth with it's many shops, restaurants, boutiques and ferry links to Lymington.



### Front Door To

Lobby stairs off, door to:

### 2nd Reception Room

14'3 x 11'4

Bay window to front, radiator, door to:

### Hall

Doors off.

### 1st Reception Room

14'5 x 14'1

x2 window to front and side, feature fireplace.

### Kitchen Diner

14'9 x 13'9

Window to rear, range of floor and wall mounted units, space for white goods, stainless steel sink unit with mixer tap, door to rear.

### Conservatory

27'6 x 8'12

In need of repair or replacement, access to W.C, doors to garden.

### Old External Lavatory

5'2 x 3'6

Window to side, low level w.c.

### Bedroom 1

14'5 14'4

x2 Windows to front and side, built in wardrobe, radiator.

### Bedroom 2

14'4 x 11'3

Window to front, radiator.

### Bedroom 3

9'10 x 9'0

Window to rear, loft hatch, radiator.

### Bathroom

12'6 x 4'3

Window to rear, pedestal hand wash basin with hot and

cold tap, panel bath with shower over, low level w.c, cupboard housing pre lagged copper cylinder, radiator.

### Outside

To the rear is a sizable garden with a variety of mature shrubs, trees, bushes and plants.

### Parking

There is driveway parking accessed of Copse Lane

### Double Garage

With up and over door, accessed by driveway.

### Services

Unconfirmed mains drains, water, electric, gas and telephone wire.

### Tenure

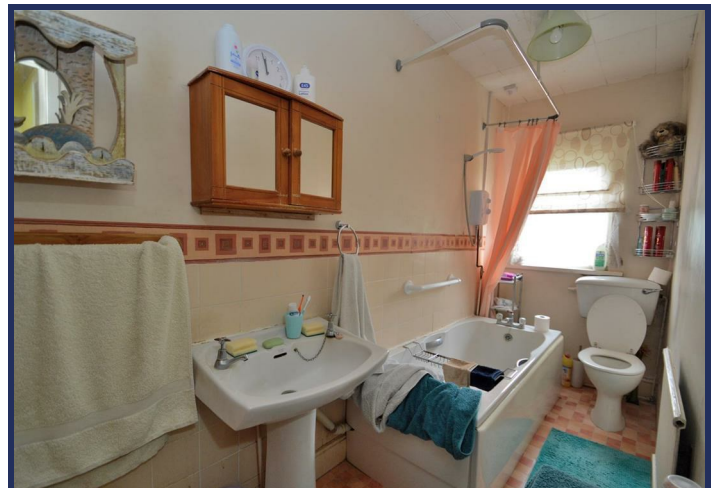
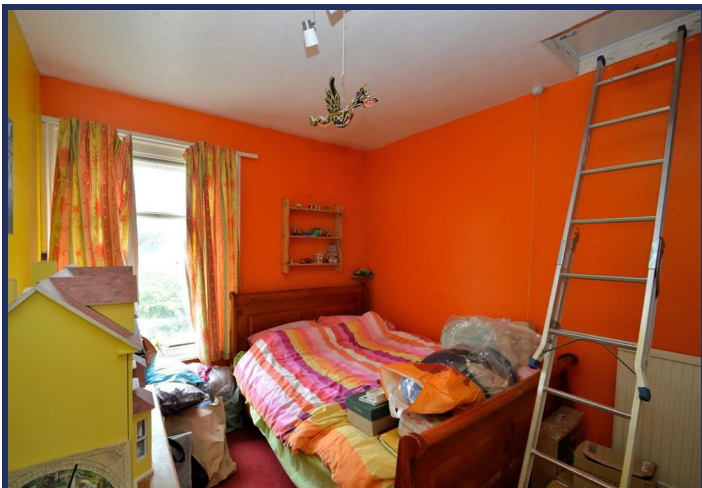
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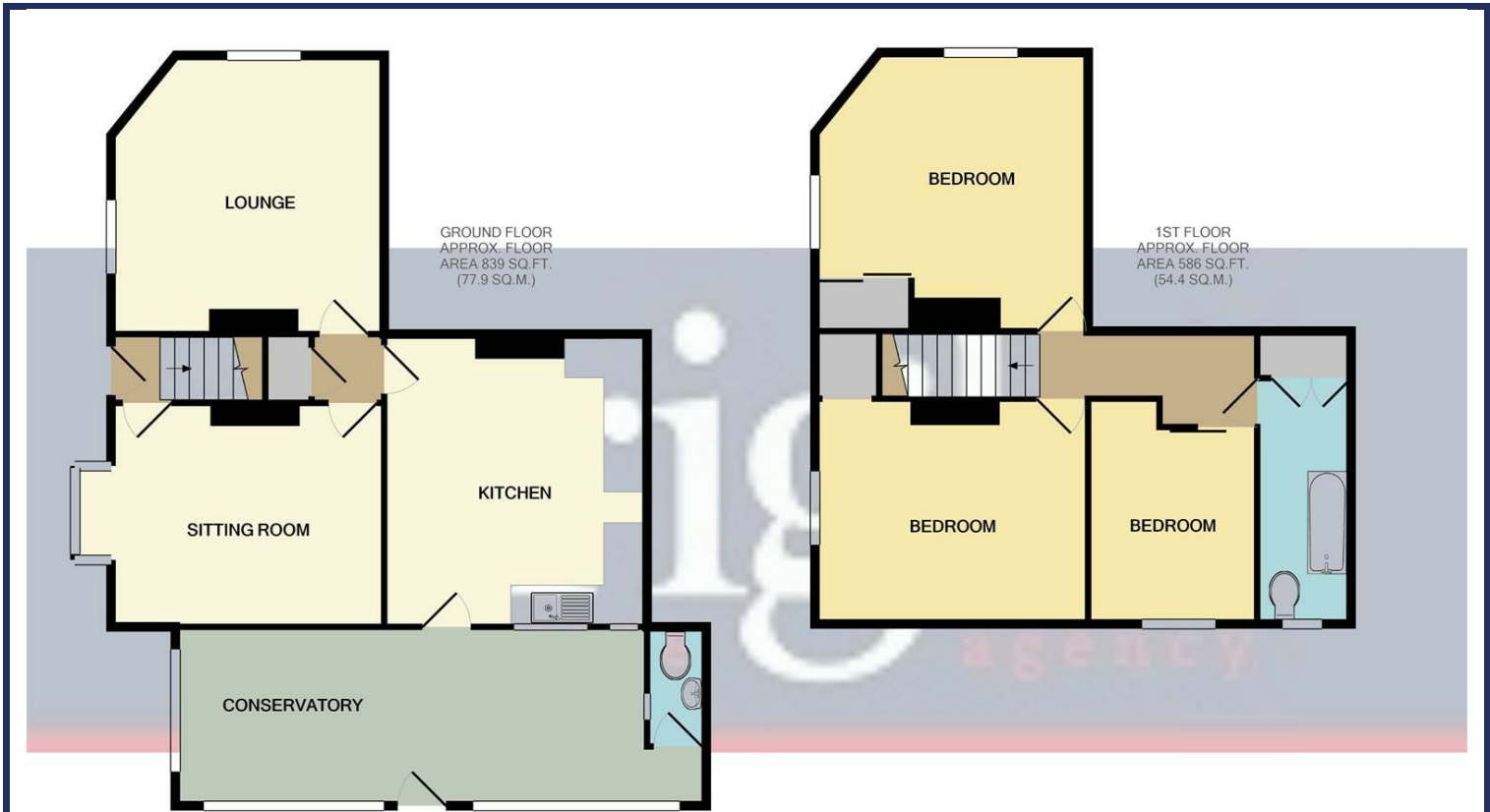
### Council Tax

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

### 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.




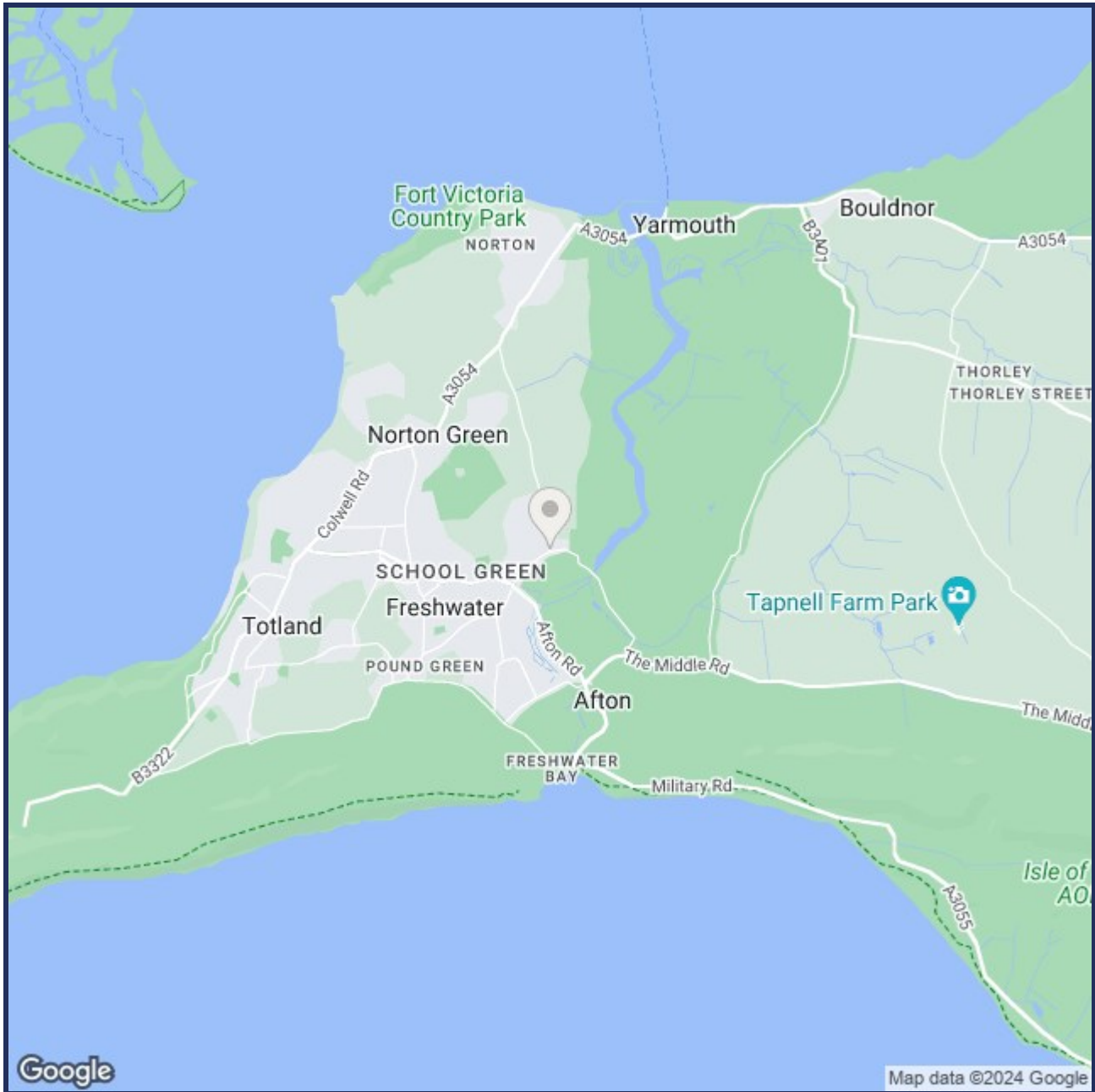


**TOTAL APPROX. FLOOR AREA 1425 SQ.FT. (132.4 SQ.M.)**

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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>65</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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