



ASKING PRICE

£369,995

The Avenue

Totland Bay, PO39 0DN

PROPERTY SUMMARY

Nestled on The Avenue in the charming Totland Bay, this delightful semi-detached house, offers a perfect blend of character and modern living. Spanning an impressive 1,754 square feet, the property features four bedrooms 3 of which are doubles and two well-appointed bathrooms, making it an ideal family home.

The flexible living accommodation includes three inviting reception rooms, providing ample space for relaxation and entertainment. The kitchen/breakfast room is perfect for family gatherings, while the utility area adds convenience to daily life. The property is equipped with double glazing and gas central heating, ensuring comfort throughout the seasons.

Outside, the enclosed rear garden is a true gem, featuring an insulated summerhouse that serves as both a workshop and a tranquil retreat. The driveway offers parking for multiple vehicles, a valuable asset in this desirable location.

The Avenue conveniently connects Freshwater and Totland, placing a wealth of amenities within easy reach. Residents can enjoy the nearby beaches of Totland Bay and Colwell Bay, perfect for a refreshing swim in the summer or a scenic autumn stroll with loved ones. Additionally, regular bus routes provide seamless access to Newport and the surrounding areas.

This property is not just a house; it is a wonderful opportunity to embrace a lifestyle enriched by the beauty of the West Wight. Whether you seek a family home or a peaceful retreat, this characterful residence is sure to impress.

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LOCAL AUTHORITY

Isle Of Wight Council

TENURE

Freehold

EPC RATING:

D

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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OFFICE DETAILS

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