

**spence
willard**

**4 Eden Place,
Eden Road, Totland Bay, Isle of Wight, PO39 0HP**



Price £190,000

An end of terrace three bedroom house, situated in a quiet close of just eight properties within a couple of hundred yards walk of the Turf Walk and beach in Totland Bay. The property offers good accommodation and features double glazing throughout, allocated parking and gardens to the front and rear.

As well as being close to the beach in Totland Bay, the property is also accessible to close footpaths leading to miles of downland and coastal walks where one can observe stunning views over the Western Solent and surrounding countryside. Within a few hundred yards are the local shops in Totland village centre and there are a wider range of shops, services and amenities in Fr4ewshwater village centre. The harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is within a ten minute drive, making this property ideally suited as either a permanent or second home/holiday retreat.

ENTRANCE HALL with stairs off to the first floor.

SITTING/DINING ROOM 25' 6" x 11' 10" max (7.788m x 3.632m) A good sized reception room with bow window to the front and patio doors to the rear leading out to the garden and patio terrace. Two night storage heaters.

KITCHEN 8' 8" x 6' 10" (2.653m x 2.106m) Fitted with a range of wall and base cupboards and drawers, roll top work surfaces with inset sink unit and built-in electric oven and ceramic hob with cooker hood over. Tiled walls, space and plumbing for washing machine, useful walk-in shelved larder storage area and window and door to the rear garden.

FIRST FLOOR LANDING with built-in storage cupboard and shelved airing cupboard housing a hot water tank with immersion heater. Access to the loft space with fitted ladder and light.

BEDROOM 1 14' 0" x 8' 10" (4.283m x 2.694m) A double bedroom with window to the front.

BEDROOM 2 11' 4" x 7' 10" max (3.478m x 2.391m) Another double bedroom with window to the rear.

BEDROOM 3 11' 1" x 5' 11" (3.397m x 1.809m) A single bedroom with window to the front and built-in wardrobe cupboard.

BATHROOM Fitted with a suite comprising white suite comprising WC, wash basin and shower cubicle with electric shower unit over. Window to the front, part tiled walls and night storage heater.

OUTSIDE The front garden is open plan and mainly laid to lawn with a range of plants and shrubs. There is a pathway to the front entrance and a side path providing gated access to the rear garden. There is an allocated parking space with the property which is situated in a private parking area just along from the house.

The rear garden is enclosed by fencing and landscaped into terraced well stocked shrubs beds including an established Magnolia Tree. There is a feature meandering pathway and steps leading up the garden to a gated pedestrian rear access onto Church Hill and a paved patio terrace adjacent to the property.

COUNCIL TAX BAND - B

EPC RATING - D

VIEWING Strictly by appointment with the sole selling agent Spence Willard.

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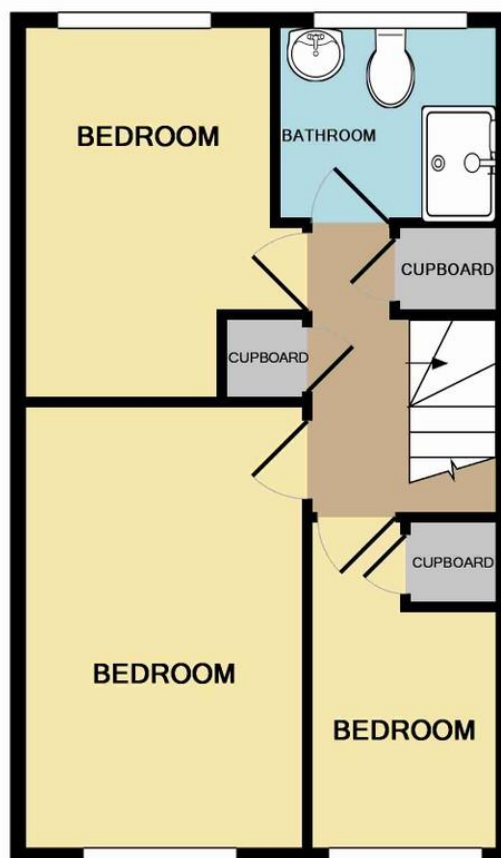
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GROUND FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.3 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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