



7 EDEN PLACE
TOTLAND BAY, ISLE OF WIGHT

GUIDE PRICE
£205,000

spence
willard

**7 EDEN PLACE
EDEN ROAD
TOTLAND BAY
ISLE OF WIGHT
PO39 0HP**

A WELL PRESENTED THREE BEDROOMED MODERN MID TERRACED HOUSE WITH LOVELY SEA GLIMPSES, PARKING AND GARDEN, PLEASANTLY SITUATED IN A SOUGHT AFTER AREA OF TOTLAND BAY CLOSE TO THE TURF WALK AND BEACH.

The property has an open modern feel with the living rooms leading off from one another through wide open archways. The living room with wooden floor and feature fireplace surround, benefits from a deep bow window to the front to enjoy the pleasant sea glimpses. A dining area adjacent to the fitted kitchen links to the rear garden through the French doors and onto the decked seating terrace. Upstairs there are two double bedrooms, one with a sea view, a single bedroom and a family bathroom.

The property is tucked away in a small private cul-de-sac of similar properties and is easily accessible to the shops in Totland village centre. Freshwater with its range of shops, services and amenities is within a mile and the harbour town of Yarmouth with its mainland ferry terminal is within a ten minute drive, making this property ideally suited as either a permanent or second home/holiday retreat.

ENTRANCE HALL With stairs to first floor.

LIVING ROOM 13' 9" x 11' 11" (4.207m x 3.641m) A spacious room with sea glimpses and archway to:

DINING ROOM 11' 4" x 7' 7" (3.457m x 2.336m) A well appointed room with French doors to the garden and archway to:

KITCHEN 11' 7" x 6' 10" (3.550m x 2.106m) Fitted with wall and floor standing cupboards and work surface over incorporating a 1½ bowl stainless steel sink. Appliances include a freestanding gas cooker with extractor hood over and plumbing for a washing machine.

FIRST FLOOR The landing has a deep shelved recess, loft hatch and a built in cupboard housing the gas central heating boiler.





BEDROOM 1 13' 11" x 8' 10" (4.258m x 2.712m) A double bedroom with built in wardrobe and sea glimpses.

BEDROOM 2 7' 10" x 9' 6" (2.398m x 2.915m) A double bedroom overlooking the rear garden.

BEDROOM 3 7' 4" x 5' 10" (2.239m x 1.785m) A single bedroom once again with sea glimpses.

BATHROOM Fitted with a white suite comprising of a bath with shower over and glass screen, WC and pedestal wash basin.

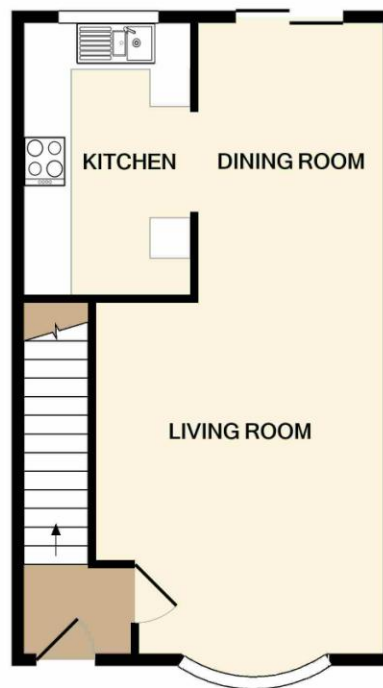
OUTSIDE The property is reached from across the communal parking area to the front garden which is left open plan and laid to lawn with a pathway to the front entrance door. Adjacent to the parking is a useful area of garden which is occupied with a large timber shed 10' 0" x 10' 0" (3.05m x 3.05m) which has drainage and electricity. The rear terraced garden offers a wooden decked seating area and shared steps leading to a pedestrian gate onto Church Hill.

COUNCIL TAX BAND C

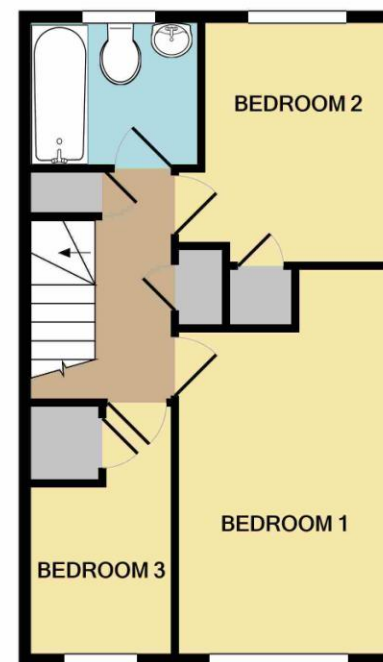
EPC RATING C



VIEWINGS All viewings will be strictly by prior appointment with the selling agent Spence Willard.



GROUND FLOOR



1ST FLOOR

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