

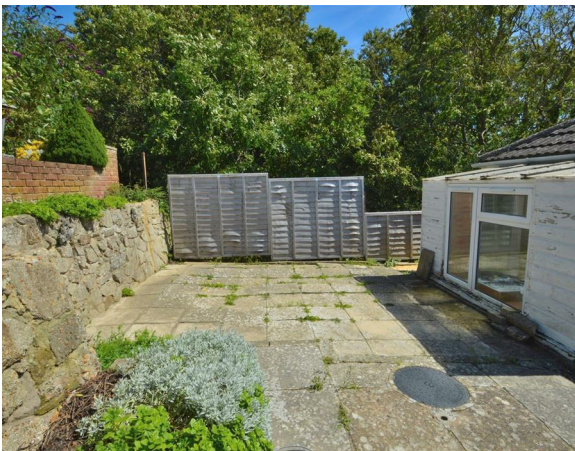


**£250,000**

Badgers Way Sunset Close, Freshwater, Isle of Wight, PO40 9JP

- CHAIN FREE • Detached Bungalow • Quiet Position • Close to Shops • Low Maintenance • Outside Space • 2 Bedrooms • Allocated Parking Space

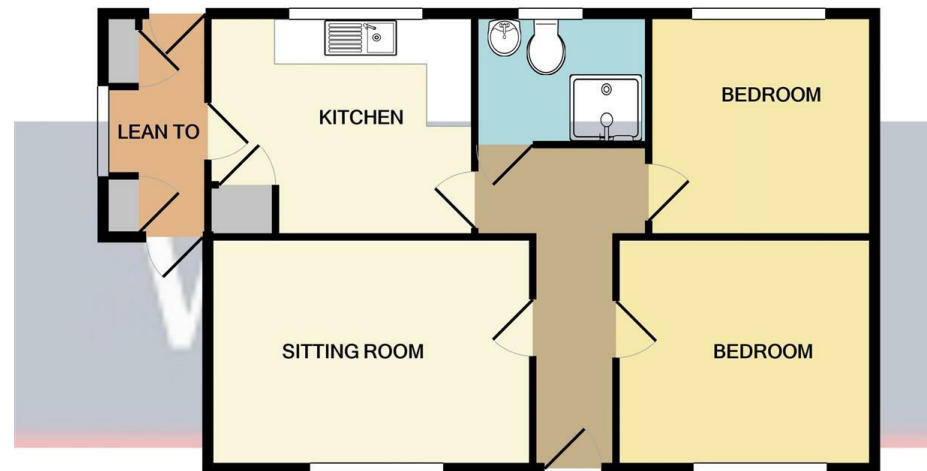
**wright**  
estate agency



**CHAIN FREE!** Located in a **QUIET POSITION** close to Freshwater Centre is this modern **DETACHED BUNGALOW** with **OUTSIDE SPACE** and **PARKING!** With spacious accommodation throughout including two double bedrooms a lounge, bathroom and kitchen, this unique property would make a perfect low maintenance holiday home, Island bolt hole, or retirement home for its new owner. Accessed via a private unmade lane the bungalow is positioned in a quiet and secluded location backing on to a woodland copse though is within close distance to shops and amenities. There is also the great addition of an easy maintenance raised patio area with green house and 1 allocated parking space. Don't miss out! Properties of this type are in high demand so contact "Wrights" now! Freshwater is a popular village with a warm community feel and rural aesthetic. There are many amenities on offer within the village including a range of locally run shops, eateries and businesses, There is also a local school, health and leisure centre, library, vets and so much more! Country and coastal walks are in abundance with some stunning views, 3 of the Islands beautiful beaches are also within a 3 mile radius namely Freshwater Bay, Colwell Bay and Totland Bay all popular with tourists and locals alike.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 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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**Double glazed front door to:**

#### Entrance Hall

Doors off, Loft access - insulated, radiator.

#### Lounge

14'2" x 10'0" (4.34m x 3.05m)

Double glazed window to front, T.V point, Ethernet point, radiator.

#### Kitchen

11'8" x 9'8" (3.58m x 2.95m)

Double glazed window to rear, range of floor and wall mounted units with work surface over, stainless steel sink unit with mixer tap, space for gas/electric cooker, space for fridge freezer, space for washing machine, space for dishwasher, wall mounted gas combination boiler for hot water and central heating, built in larder cupboard, radiator, door to timber lean to.

#### Bedroom 1

11'3" x 10'0" (3.45m x 3.05m)

Double glazed window to front, T.V point, radiator.

#### Bedroom 2

9'10" x 9'8" (3.02m x 2.97m)

Double glazed window to rear, radiator.

#### Bathroom

5'8 x 7'7 (1.73m x 2.31m)

Double glazed obscure window to rear, pedestal hand wash basin with vanity unit under, close coupled WC, raised shower tray, Triton electric shower unit, radiator, gas fire combi boiler

#### Outside

To the left side of the property is a raised patio area with green house and planted flower beds, perfect for sitting or BBQing in the sun! Access to this area can be gained via the lean to from the kitchen, a rear path leads behind the property towards the allocated parking space on the right hand side of the property. The property backs on to a copse with a public foot path leading to the Golden Hill Reserve.

#### Services

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

#### Council Tax

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

#### Tenure

Freehold

#### 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.

**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, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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