

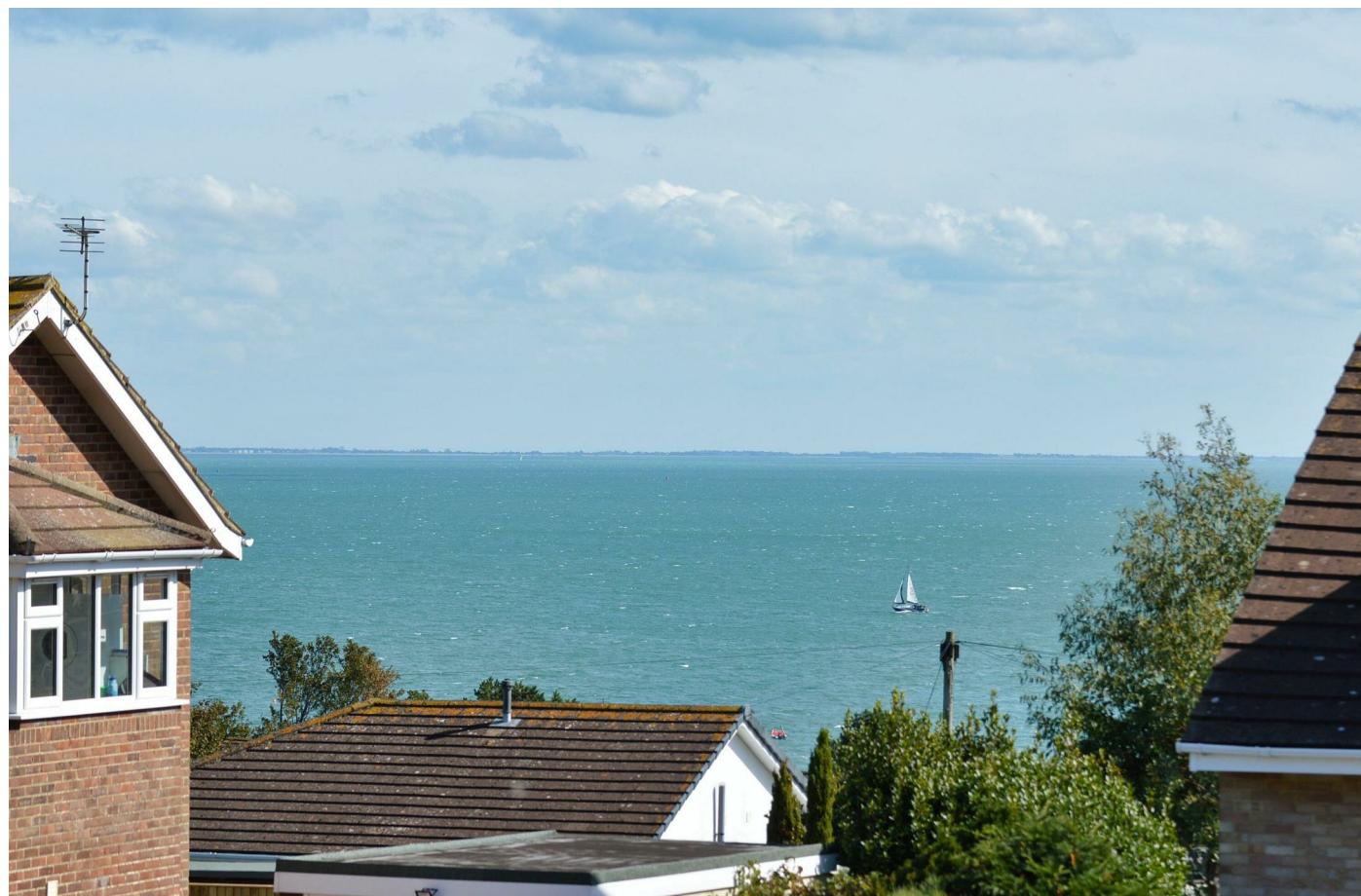


- No Onward Chain
- Just 250 Yards from Beach at Seagrove Bay
- Sunny South West Facing Garden & Patio
- Scope to Modernise Interior
- Spacious Detached Modern Bungalow
- Interesting Views of the Sea
- DETACHED Garage (23'6 x 8'2) & Driveway Parking
- Comfortable & Flexible 3/4 Bedroom Accommodation
- Generous 20'9 Twin Aspect Lounge
- Modern Shower Suite & Cloakroom W.C

6 Caws Avenue, Seaview, Isle Of Wight, PO34 5JS

£410,000

This DETACHED bungalow is situated on the ever popular 'Seaview Heights', a collective of detached properties positioned in a quiet coastal village location. The property occupies a corner position with sweeping lawn gardens commanding pleasant views of the surroundings and interesting views of the nearby sea to the front. The property has been largely well maintained over the years yet now offers an exciting opportunity for the right buyers to update where necessary to meet their own tastes and requirements. The main twin aspect lounge has the benefit of both garden and sea views so you can watch any passing ships from the comfort of your armchair. There is a second reception room, another sea view vantage point, plus 3 bedrooms completing the accommodation on offer. It is conveniently nestled between the village centres of both Seaview and Nettlestone with the nearest shop and bus routes are only minutes away from this well placed home. On foot, the beaches of Seagrove Bay & Priory Bay are just a few minutes from here unlocking miles of coastal walking routes and linking other villages and towns such as Ryde, which is 3 1/2 miles away following these routes. Inland from this coastal position is the surrounding countryside accessible via many footpaths and bridleways meandering for miles around. There are several restaurants within 2 miles of this property and a short drive will see you to the principle town of Ryde which is host to a wealth of retail shops, banks, post offices, coffee shops etc. There is a local major supermarket in the area and currently they offer a home delivery service to make life even easier. Sound appealing?, get in touch and we can show you first hand the benefits of coastal village life and all which this property has to offer.



Accommodation

Porch

6'5" x 5'9" (1.96 x 1.75)

Entrance Hall

9'10" x 6'8" (3.00 x 2.03)

Cloakroom W/C

Lounge

20'9" x 11'5" (6.32 x 3.48)

Kitchen/Breakfast Room

12'4" x 10'8" (3.76 x 3.25)

Dining Room/Bedroom 4

11'5" x 10'11" (3.48m x 3.33m)

Bedroom 1

12'4" including wardrobes x 10'4" (3.76m including wardrobes x 3.15m)

Bedroom 2

11'4" including wardrobes x 8'11" (3.45m including wardrobes x 2.72m)

Bedroom 3

8'9" x 8'9" (2.67m x 2.67m)

Shower Room

8'2" x 6'6" (2.49 x 1.98)

Detached Garage

23'6" x 8'2" (7.16 x 2.49)

With an up and over door, power and lighting. Window to rear.

Driveway

Brick paved driveway with space for 2-3 vehicles.

Gardens

Occupying an impressive corner plot, the lawn sweeps around the frontage to meet the side accesses to the rear all 3 sides of the frontage to meet the gated accesses to the rear garden. A mature blue spruce tree is feature of the generous frontage. The Sunny South West facing rear garden is mostly laid to lawn framed by established shrubs. A solitary apple tree stands to one side. A Indian Sandstone patio sits off the rear of the bungalow as the perfect spot to sit and enjoy the Sun. Garden tap. Summerhouse.

Council Tax

BAND E



Tenure
Freehold

Construction Type
Brick elevations. Concrete tile roof. Cavity walls.

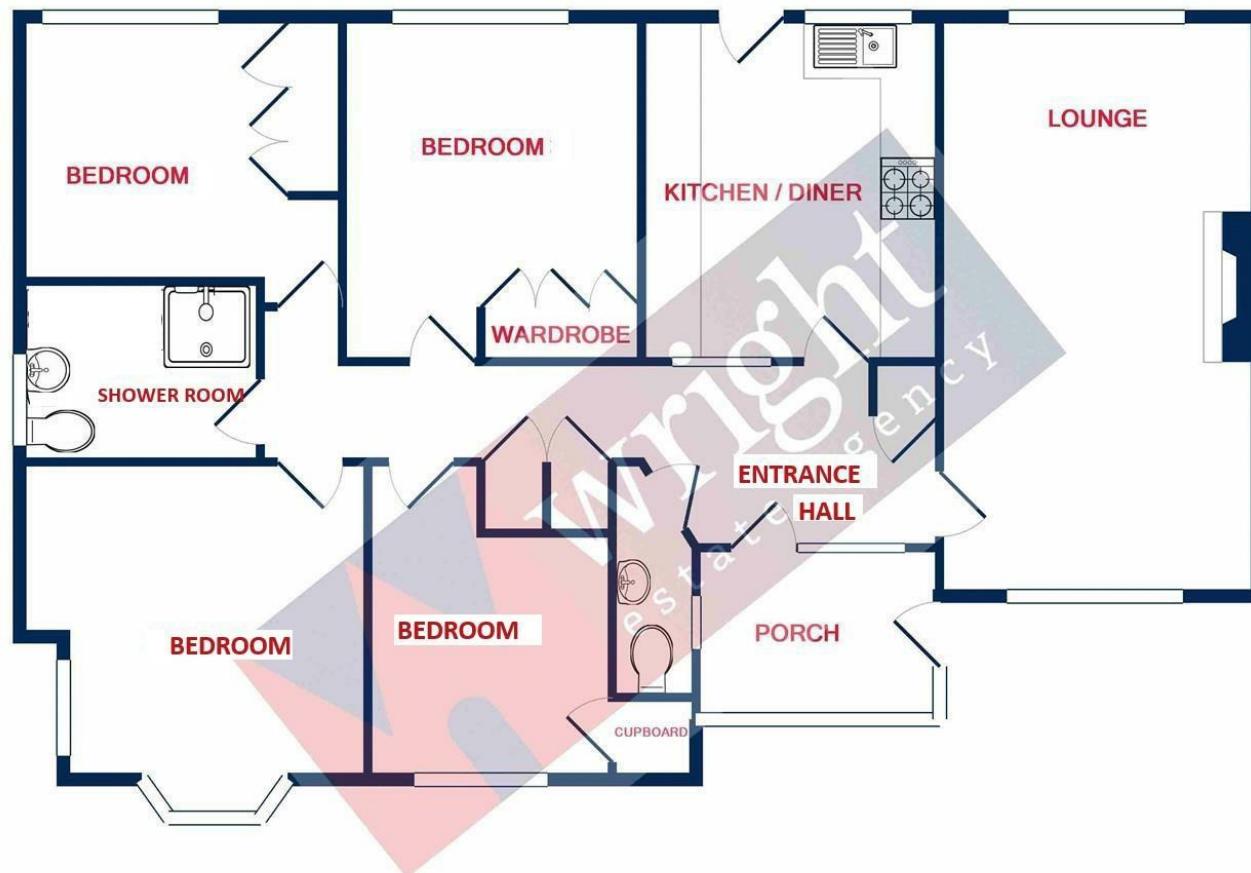
Flood Risk
Very Low Risk

Mobile Coverage
Coverage Includes: EE, Three, O2 & Vodafone

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast Available.

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Note
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 1125 SQ.FT. (104.5 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
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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, Daniels Harrison Surveyors £50, Connells Surveyors £100.

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Viewing: Date Time