

SPENCE WILLARD



22 Fleet Way, Shalfleet, Isle of Wight, PO30 4PR



# A well presented three bedroom terraced modern home situated in a residential area of this popular West Wight Village.

VIEWING

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The property offers well-balanced accommodation with the added benefit of a conservatory extension to the rear. The accommodation comprises of a useful entrance porch, hallway, a good-sized lounge leading through to the dining area and kitchen with double doors into the conservatory extension. To the first floor there is a landing area with three bedrooms and a bathroom. The windows and external doors are double glazed and there is a gas central heating system with radiators to all rooms. Outside there is an open plan area of garden to the front together with an allocated parking space in the car park a few yards along the road. The rear garden offers a bright aspect taking full advantage of the afternoon sun.

**LOCATION** The village of Shalfleet is conveniently situated approximately 4 miles from the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal and the Island's commercial centre of Newport which is around 6 miles away. There is a main bus route between Yarmouth and Newport which can easily be accessed via a small cut through at the end of the close. Within the village there is the Norman parish church of St Michael the Archangel, The New Inn public house and a local village store selling freshly baked local bread, groceries, confectionery, beers/wines/spirits and more. Just a short walk from the village centre along the Mill Road following the Caul Bourne is the picturesque Shalfleet Quay which sits amid Ancient Woodland and protected land designated as a Site of Importance for Nature and Conservation.

**ENTRANCE PORCH** A welcoming space with room for shoes and coats.

**HALLWAY** With stairs leading off.

**LOUNGE** 11' 1" x 15' 7" (3.385m x 4.771m) A comfortable room with an outlook to the front, fireplace (currently boarded) and archway through to:

**DINING AREA** 8' 9" x 8' 4" (2.668m x 2.542m) With a useful understairs storage cupboard.

**KITCHEN** 8' 8" x 7' 2" (2.659m x 2.205m) fitted with a range of modern cream-coloured cupboards and drawers and incorporating work surfaces with an inset sink unit and a built-in gas hob together with a 'Neff' electric oven. There is space and plumbing for a washing machine and space for another undercounter appliance. The gas central heating boiler is neatly concealed behind a wall cupboard.

**CONSERVATORY** 11' 10" x 8' 5" (3.617m x 2.587m) With a tiled floor and offering a bright outlook over the rear garden.

#### FIRST FLOOR LANDING

**BEDROOM 1** 13' 1" max x 6' 9" (4.846m x 2.073m) A generous double bedroom with built-in high level storage cupboard and an outlook to the front.

**BEDROOM 2** 8' 9" x 8' 9" (2.682m x 2.675m) Another double bedroom with an outlook to the rear.

**BEDROOM 3** 8' 9" x 6' 9" (2.676m x 2.069m) A generous single bedroom with an outlook to the rear.

**BATHROOM** 6' 5" x 5' 2" (1.974m x 1.591m) A fully tiled room with white suite comprising of WC, wash hand basin and bath with a shower over and screen to the side.

**OUTSIDE** The front garden is open plan and laid to lawn with a pathway to the front entrance. Just along from the property is a car parking area where there is an allocated parking space belonging to the property.

The rear garden is enclosed by fencing and hedging and features a paved patio, lawned area timber shed and an oak tree. There is a pedestrian gate to the rear boundary onto a footpath.

**COUNCIL TAX BAND C** - £1863.04 per annum currently

**EPC RATING C**

**TENURE** Freehold.





FLOOR PLAN  
TO GO  
HERE



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