



138 ST. EDMUNDS WALK

WOOTTON BRIDGE, PO33 4JJ

£290,000
FREEHOLD

Nicely presented 3 bedroom detached bungalow situated in a popular area within the village of Wootton Bridge. An elevated position allows far reaching views from the lounge over Wootton and beyond. A great purchase with versatile living space. EPC "D"

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- 3 bedroom detached
- Garage and ORP
- Nicely presented
- Solar panels



The accommodation with approximate measurement

Double glazed door to

Hallway

Spacious entrance. Loft access. Radiator. Doors to:

Lounge/diner 8'4" x 7'11"

Double glazed window to rear aspect with open views beyond. Radiator. TV point. Room for table and chairs.

kitchen 9'6" x 8'7"

Fully fitted with matching wall, base and drawer units. stainless steel sink and drainer with mixer tap. Tiled splash back. Space for fridge/ freezer. Space for free standing cooker. Fitted electric oven. Double glazed window and door to side aspect.

Bedroom 12'2" x 9'4"

Double glazed window to rear aspect. Radiator.

Bedroom 12'5" x 9'4"

Double glazed window to front aspect. Radiator.

Bedroom 9'4" x 8'11"

Double glazed window to front aspect. Radiator.

Bathroom

Large walk in shower. Hand basin with vanity storage. Low level WC. Tiled walls and flooring. Radiator.

OUTSIDE

REAR: Enclosed garden. Mature plants and shrubs. Patio area. Gate to side aspect. Raised decked area. Outside tap.

FRONT: Paved off road parking.

GARAGE: Up and over door. Space for washing machine and tumble dryer. Light and power. Wall hung boiler. Consumer unit. Electric and gas meters. Door to rear aspect.

Additional information

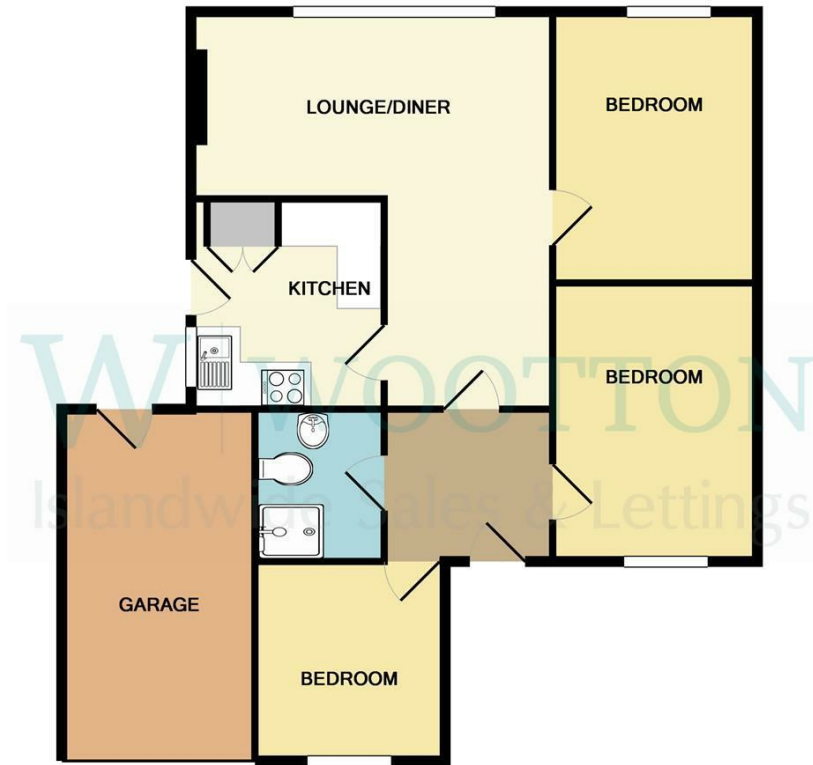
Solar panels: Leased through Anesco and fitted in 2012. Lease expires 2038. Anesco check the panels regularly. New owners need to advise their details to Anesco on purchase.

EPC "D"

Council Tax Band "D"

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TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements