

5 Creek Watch

Creek Gardens, Wootton Bridge, Isle of Wight PO33 4JX



Boasting a picturesque waterside position, 5 Creek Watch offers a rare opportunity to acquire a beautifully presented and well-maintained holiday home complete with two bedrooms, driveway parking and a decked terrace.

- Charming link-detached house
- Two bedrooms and a shower room
- Ideal second home or holiday let
- Decked seating terrace
- Close to local amenities and mainland ferry travel
- Fabulous views overlooking Wootton Creek
- Beautifully presented and well-maintained
- Peaceful waterside position
- Driveway parking for one vehicle
- Offered for a chain free sale

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated in a prime position within the peaceful Creek Gardens holiday development, this delightful link-detached house enjoys a beautiful outlook over the tranquil Wootton Creek and is currently operated as a successful holiday let. The property has been much improved by the current owner of six years with extensive renovations completed within the last four years such as replacement double glazing, fresh kitchen cabinets have been installed including an economic under-sink water heater, a pedestal hand basin in the shower room has been replaced, and the decked terrace was also recently completed. Additionally, the exterior benefits from being redecorated within the past three years which was completed by the Creek Gardens management company, which the current owner has found to be very reliable in ensuring that the site is well-maintained at all times. Outside provides a gravel driveway for one vehicle and an alfresco dining experience on its front decked terrace, whilst admiring the abundance of wildlife and waterside activities beyond.

Offering an idyllic holiday experience relaxing in a peaceful environment with plenty of local amenities close at hand, this waterside property is an absolute delight and will be very appealing to those looking for a great escape, with the potential of a fantastic income when you are not frequenting it yourself.

Creek Watch enjoys a scenic position overlooking the beautiful Wootton Creek which forms part of the village with plenty of wonderful coastal, woodland and country walks all around the area. A quiet location, but by no means remote as the bustling town of Ryde with its sandy beaches, eclectic mix of shops and restaurants as well as the Independent Ryde School is just a ten-minute drive away. In the other direction is the town of Newport which boasts a range of shops, restaurants, cinemas and the exciting Quay Arts Centre, all less than five miles from Creek Gardens. The popular village of Wootton offers an abundance of amenities including a four-star spa hotel with a fine dining restaurant, local stores that cater for food, wine and groceries, and there are some great takeaways featuring a well-renowned fish and chip shop for the days when you don't fancy cooking. Nearby facilities include a well-maintained recreation and sports ground, as well as a health centre, pharmacist and a vet. The property is ideally located for mainland travel links, with a regular car ferry service under two miles away and a high-speed foot passenger service just a fifteen-minute drive from the property. Providing good connectivity to many island-wide amenities, additionally, this home is within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every fifteen minutes during the day.

Bathed in natural light throughout, the accommodation comprises a living room leading to a ground floor bedroom and a kitchen-breakfast room. Accessed from the kitchen-breakfast room is a ground floor shower room with a separate cloakroom and a turning staircase to the first floor level which provides a spacious principal bedroom with fabulous views.

Welcome to 5 Creek Watch

With its cubic shape and a white-painted exterior, the property resembles a modernist home and benefits from a gravel parking area to the side. A small lawn area to the front with a pathway leads to a decked terrace providing access to an opaque glazed front door which opens to the living room.

Living Room

9'0 x 8'09 (2.74m x 2.67m)

Presenting modern style, this welcoming living room enjoys plenty of natural light which is accentuated by the fresh white wall colour scheme found throughout the property. Fitted with a wood-effect laminate floor, this room provides space to arrange two sofas and enjoys wonderful creek views from the floor to ceiling window to the front. Warmed by an electric wall heater, this room also benefits from a pendant light fixture, a television aerial connection and a telephone/internet point. Furthermore, there is an under-stair cupboard housing an electrical consumer unit and a further recessed cupboard with a shelf area above provides additional storage space. Two panel doors provide access to a kitchen-breakfast room and a bedroom.



Bedroom Two

8'08 x 6'08 (2.64m x 2.03m)

This ground floor bedroom features a high, slightly sloped ceiling which enhances the natural light from the floor to ceiling window facing the rear elevation. Benefiting from a television aerial connection, this space is finished with a wood-effect laminate floor and a pendant light fixture.

Kitchen-Breakfast Room

11'07 max x 8'11 max (3.53m max x 2.72m max)

This charming room is bathed in natural light from a window to the front aspect overlooking the creek and a large floor to ceiling window over the turning stairwell to the first floor. Fitted with a neutral vinyl floor and two pendant light fittings, this room is fitted with white base and wall cabinets providing cupboards and drawers, and space to position a cooker. With a white tiled splashback, a wood-effect countertop incorporates a stainless steel sink and drainer with a chrome mixer tap and an 'Ariston' water heater located beneath. There is space to position a fridge-freezer and a handy area beneath the staircase for further storage. A panel door opens to a shower room.

Shower Room

The flooring from the kitchen continues into this shower room which has an enclosed shower cubicle with an electric 'Triton' shower unit and a white tile surround. Located beneath an opaque glazed window to the side aspect, a pedestal hand basin has white splashback tiling with a shaver socket strip light and space for a mirror above. Fitted with a ceiling light fixture, this space is warmed by a white electric towel rail and has a panel door opening to a cloakroom.

Cloakroom

Providing an enclosed space for privacy, this cloakroom has an opaque glazed window to the rear aspect, a low-level w.c. and a pendant light fitting.

Staircase to the First Floor

From the kitchen, a carpeted turning staircase with a white banister leads to the first floor and features a small landing area midway where a fantastic view of the creek can be enjoyed from a floor to ceiling window.

Principal Bedroom

16'0 max x 11'08 max (4.88m max x 3.56m max)

Occupying the first floor, this spacious double bedroom boasts a fantastic view from the landing window and an additional window to the front aspect. Fitted with two pendant light fittings and an electric wall heater, this bedroom has a wood-effect laminate floor and benefits from a dressing area offering space for a wardrobe and dressing table. Additionally, there is a large recessed storage cupboard, a television aerial connection and a loft hatch.

Outside

A decked terrace with a small lawn area to the front provides fabulous views over the creek and has a full height wall and hedging to one side offering privacy. With an external wall light, the terrace provides space to arrange outdoor dining furniture and features a fitted wooden storage bench.

Parking

A gravelled area to the side of the property provides private parking for one vehicle.

With plenty of investment potential, 5 Creek Watch makes a very attractive package for someone wishing to enjoy the benefits of a holiday income, whilst equally enjoying the benefits of spending time in a refreshing and relaxed environment. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: share of Freehold



Council Tax Band: TBC

Services: Mains water and drainage, electricity.

Site Management Fees: £1600 a year, paid in two instalments.

*Please Note: Furniture and fittings may be acquired by separate negotiation if required.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Agent Notes:

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