

## Shanklin, Isle of Wight



- **Detached family home**
- **4 Bedrooms**
- **Off road parking for 2 vehicles**
- **Quiet Cul de sac**
- **2 En-suites and additional bathroom**



## About the property

Tucked away within a quiet cul de sac, this wonderful four bedroom detached family comes to the market in great condition and ready for the new owners to move straight in, whilst sitting in a sought after position, close to both the town and beach.

Offering easy access to the busy Shanklin High Street, the coastal path, Esplanade and some excellent local walks, the property is well placed for convenience of day to day living. Shanklin is renowned for its sandy beaches, quaint Old Village and all year round community.

As you arrive at the property you're immediately met with off road parking for two vehicles and well-presented gardens throughout the cul de sac. Entering into the home you will notice a spacious entrance hall which boasts storage cupboards and the additional ground floor cloakroom. Further to this there is a bright kitchen and separate dining room. The lounge looks out through the conservatory to the gardens.

The first floor comprises a spacious master bedroom with built in wardrobe area and en-suite shower room. There's also a further 2 bedrooms on this floor along with the family bathroom.

The second floor was an addition by the current owners in 2012 and provides a spacious fourth bedroom which boasts another en-suite shower room and plenty of eaves storage.

EPC - C  
Council Tax Band - E  
Local Authority – Isle of Wight Council

General remarks and stipulations  
Rights of way  
Private road - £6 per month towards the Residents' association.  
Wayleaves, easements, covenants  
No sheds allowed in the front garden

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom W/C  
Dining Room 10'7 x 9'8  
Kitchen 11'9 x 9'8  
Lounge 17'0 x 11'4  
Conservatory 10'10 x 9'4  
Cupboard

### FIRST FLOOR

Landing  
Bedroom 1 21'7 x 10'7 dressing area  
En-suite Shower Room  
Bedroom 3 11'3 x 9'8  
Bedroom 4 9'9 x 9'8  
Bathroom

### SECOND FLOOR

Bedroom 2 14'6 x 21'7 en-suite  
En-suite Shower Room  
OUTSIDE  
Driveway for 2 vehicles  
Garden to rear

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	79	
(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		