

## Lake, Sandown, Isle of Wight



- **2 Bedroom detached bungalow**
- **Garage and driveway parking**
- **Stunning rear garden**
- **Sought after location**
- **Conservatory**



## About the property

A wonderfully well-presented bungalow in the coastal village of Lake, this spacious two bedroom home comes to the market in tip top condition whilst offering wrap around gardens, plenty of parking and a garage with workshop to match!

Lake sits within the popular bay area on the island's South East coast, the location is easy reach of coastal paths and wonderful countryside too. The local amenities here include two supermarkets, a high street and also a popular leisure centre.

Occupying a corner plot, the current vendors have done lots to create a beautiful outside space which wraps around the home and ensures the space is relatively low maintenance yet with foliage and greenery too. The driveway is well formed with space for 2/3 vehicles and there is a garage too, which also provides a workshop space at the rear.

Internally, the property is bright and airy with lots of natural light, the presentation is neutral and very well maintained. There are two double bedrooms suitably complimented by a modern bathroom. The kitchen, lounge/diner and conservatory make up the living space and there is a large porch to the front.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
EPC - D  
Tenure - Freehold

## 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

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggio.co.uk](mailto:sales@triggio.co.uk)

## Accommodation

### GROUND FLOOR

Conservatory Entrance Porch

Entrance Hallway

Lounge/Diner 23' x 11'6

Kitchen 11'11 x 7'5

Bedroom 1 12'4 x 10'6

Bedroom 2 10'5 x 10'1

Bathroom

Conservatory 22'4 x 7'10

### OUTSIDE

Front Garden

Side Garden

Rear Garden

Ample Parking

Garage

Workshop

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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

