

## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

# LOVE WHERE YOU LIVE

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- **NON-ESTATE BUNGALOW** • **2 BEDROOMS** • **GARAGE** • **MATURE GARDENS** • **GCH & DG WINDOWS & DOORS** • **TUCKED AWAY LOCATION**

#### **RECESSED PORCH**

#### **ENTRANCE HALL**

**LOUNGE/DINER 17'11 x 9'11 (5.46m x 3.02m)**

**KITCHEN 11' x 9'11 (3.35m x 3.02m)**

**BEDROOM ONE 15'2 x 9'10 (4.62m x 3.00m)**

**BEDROOM TWO 9'11 x 9'2 (3.02m x 2.79m)**

#### **BATHROOM**

#### **SEPARATE WC**

#### **OUTSIDE**

To the front of the property is a driveway providing parking for two vehicles leading to a garage. The front garden is enclosed by block walling and laid to lawn with flowering borders. Gated side entrance leading to the rear garden. The rear garden is laid to lawn and patio terrace area and planted with mature shrubs and trees. Outside tap.  
Door to Garage:

#### **GARAGE 18'8 x 9'10 (5.69m x 3.00m)**

With uPVC double glazed window to the rear. uPVC double glazed door to side. Vinyl wood effect flooring. Fully rendered walls. Electricity fuse board. Power and light.

#### **SERVICES**

All mains are available.

#### **TENURE**

Freehold (To be confirmed)

#### **COUNCIL TAX**

Council Tax Band D (can be confirmed on the Government website)

