



Floorplans are not to scale and for guidance only

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

~~Your home may be 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.

The Value of Experience

46 Regent Street
 Shanklin
 Isle Of Wight
 PO37 7AA

01983 868 333
sales@arthur-wheeler.co.uk
www.arthur-wheeler.co.uk

Oak Lodge
Webster Way

PO36 0HS

£595,000



01983 868 333

www.arthur-wheeler.co.uk

• SUPERB DETACHED RESIDENCE • FOUR BEDROOMS (MASTER EN-SUITE) • DOUBLE GARAGE & PARKING • SOUGHT AFTER LOCATION • GAS CH & uPVC DG

GROUND FLOOR

WIDE COVERED RECESSED ENTRANCE

ENTRANCE HALL

CLOAKROOM

LOUNGE 28' x 12'10 (8.53m x 3.91m)

DINING ROOM 12'8 x 9'10 (3.86m x 3.00m)

KITCHEN 11'9 x 15'8 (3.58m x 4.78m)

UTILITY ROOM 6'8 x 6'5 (2.03m x 1.96m)

STAIRS LEADING TO FIRST FLOOR.

BEDROOM ONE 12'10 x 15 (3.91m x 4.57m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 11'9 x 9'7 (3.58m x 2.92m)

BEDROOM THREE 11'9 x 12'8 (3.58m x 3.86m)

BEDROOM FOUR/OFFICE 9'4 x 12'3 (2.84m x 3.73m)

BATHROOM/WC

OUTSIDE

Driveway providing parking for two cars leading to:
DOUBLE GARAGE 15'2 x 15'10 with remote control up and over door with power and light. Door to rear.
The established front and side gardens are mainly laid to lawn and provide access to the rear garden which as previously mentioned has a pleasant terrace and gardens which again are mainly laid to lawn, with a variety of shrubs and trees. Timber garden shed. Second side access with gate.

SERVICES

All mains are available.

TENURE

Freehold. To be confirmed.

COUNCIL TAX

Council Tax Band F. (Can be confirmed on the Government Website.)

