

## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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39  
DOWNLAND VIEW  
SHANKLIN  
PO37 7EH

£350,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



- POPULAR LOCATION • 3 BEDROOMS • GARAGE AND PARKING • MATURE GARDENS • CONSERVATORY • GCH & UPVC DOUBLE GLAZED

This delightful three Bedroom detached bungalow is situated in a popular residential area which is well located towards the outskirts of town with the main shopping centre being about one third of a mile with the Morrison's and Aldi Superstores being a similar distance. Nearby there is access to many miles of delightful countryside walks. The property has been upgraded over the years and is offered in our opinion good decorative condition. The property is warmed by gas central heating and has uPVC double glazed windows and doors. Outside are some well maintained and mature planted gardens both front and rear with off road parking via a driveway leading to an integral Garage. We highly recommend a viewing to appreciate the well planned and spacious accommodation on offer. It Comprises;

**PORCH 11'1 x 5'2 (3.38m x 1.57m)**

**ENTRANCE HALL**

**LOUNGE/DINER 12'3 reducing to 10'11 x 22'7 (3.73m reducing to 3.33m x 6.88m)**

**KITCHEN 9'10 max x 9'1 max (3.00m max x 2.77m max)**

**BEDROOM 1 12'2 x 9'11 (3.71m x 3.02m)**

**BEDROOM 2 9'11 x 9'10 (3.02m x 3.00m)**

**BEDROOM 3 / DINING ROOM 9'11 x 9'1 (3.02m x 2.77m)**

**CONSERVATORY 11' x 9'3 (3.35m x 2.82m)**  
With power, light and heating

**BATHROOM 6'11 x 5'4 (2.11m x 1.63m)**

**GARAGE 7'9 x 15'9 (2.36m x 4.80m)**  
With power and light

**OUTSIDE**

Front: To the front of the property there is a garden mainly laid to lawn with driveway for two vehicles leading to a GARAGE. gated side access leading to;  
Rear: The rear garden is landscaped with patio, lawn and gravelled areas with a variety of mature planting and trees, and enclosed by fencing.

**TENURE - Freehold (to be confirmed)**

**SERVICES - All mains available**

**COUNCIL TAX - Band D**



