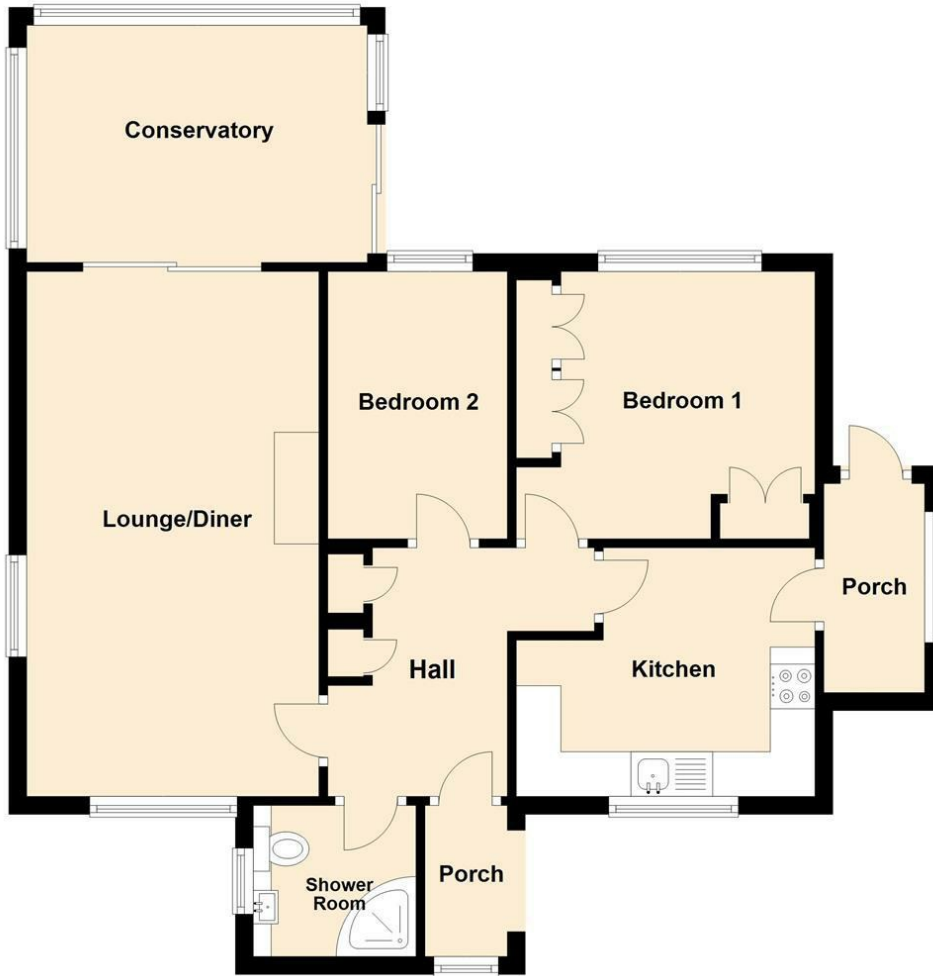


## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		65	
(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	

## 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.

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- 2 BEDROOM DETACHED BUNGALOW • LOUNGE/DINER • CONSERVATORY • ENCLOSED REAR GARDENS • GARAGE/PARKING • BACKGROUND COUNTRYSIDE VIEWS • UTILITY AREA

A well presented detached bungalow being well situated on a corner plot and forming part of a popular development known as Merrie Gardens which is about 1.25 miles from the town centre of Shanklin and about one third of a mile from the Aldi and Morrisons Superstores in Lake.

The accommodation benefits from gas fired central heating, replacement uPVC double glazed windows refitted kitchen and shower room units and a conservatory extension. From the rear elevations there are lovely background views of the surrounding countryside. Outside there is parking for one car that leads to a detached single garage and the rear gardens also enjoy a similar aspect of the surrounding countryside.

To fully appreciate the property we would recommend an internal viewing. It comprises:

#### **Covered Entrance Porch**

#### **Front Door and L-Shaped Entrance Hall**

with airing cupboard with lagged cylinder immersion and ceiling hatch to roof space.

#### **Lounge/Diner 19'3 x 10'9 (5.87m x 3.28m)**

leading to

#### **Conservatory 12'6 x 8'9 (3.81m x 2.67m)**

#### **Shower Room**

**Bedroom 1 11' into wardrobes x 9'6 max (3.35m into wardrobes x 2.90m max)**

**Bedroom 2 9'6 x 6'7 (2.90m x 2.01m )**

**Kitchen 11' max x 9'2 (3.35m max x 2.79m)**

**Rear Porch/Utility Area 7'3 x 3'8 (2.21m x 1.12m)**

#### **Outside**

There is a driveway providing parking for 1 car and leading to a detached single garage, 16'4 x 8'10 with remote control roller door, power and light. Door to garden.

Enclosed rear garden being mainly laid to lawn with 2 patio areas, shrub borders, background views of the surrounding countryside. The front gardens are open plan and mainly laid to lawn with shrubs etc.

#### **Services**

All mains are available

#### **Tenure**

Freehold

#### **Council Tax**

Band C





