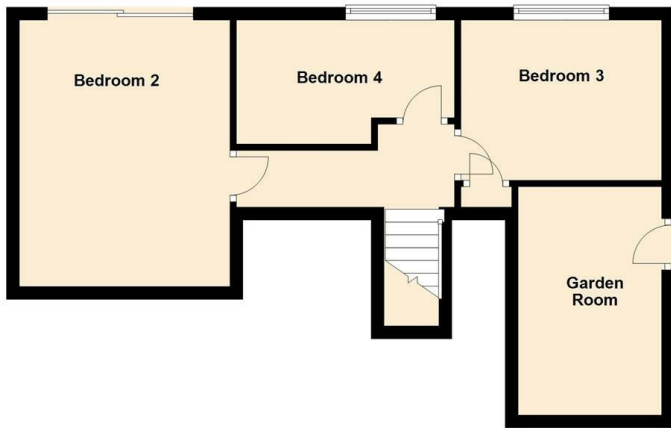
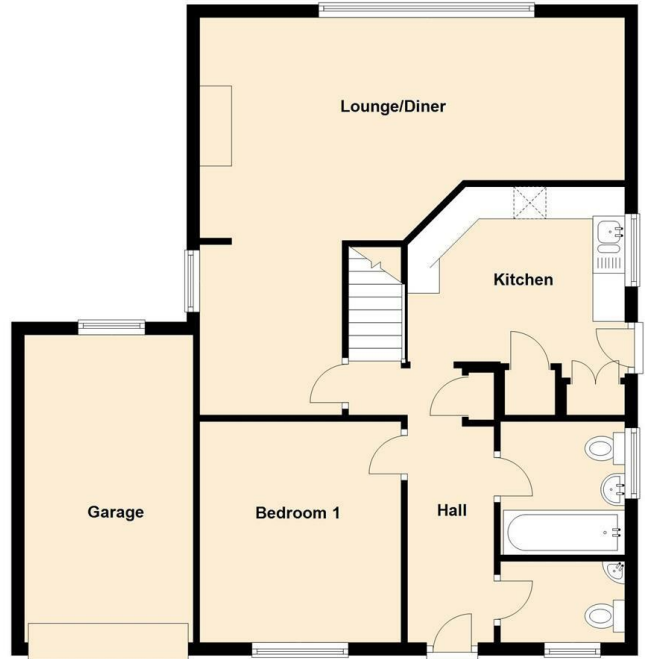


Lower Ground Floor



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		83	88
(69-80) C			
(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

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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PO37 7JA

£375,000



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www.arthur-wheeler.co.uk



- SPLIT LEVEL BUNGALOW • FOUR BEDROOMS • GAS C/H & UPVC D/G • GARAGE AND MATURE GARDENS • ANNEXE POTENTIAL

A detached split level property being well situated in a sought after quiet cul de sac that is about 1/2 mile from the Town Centre and its many amenities that include a good selection of shops, Doctors Surgery, Pharmacies and Sub Post Office.

The spacious and flexible accommodation benefits from gas fired central heating and replacement uPVC double glazed windows and outside there is parking and a garage to the front and terraced gardens to the rear. It comprises:-

ENTRANCE HALL

with cupboard housing the Vaillant EcoTech pro 24 gas fired combination boiler. Staircase to lower ground level.

SEPARATE WC

BATHROOM

BEDROOM 1 11'4" x 10'3" (3.46 x 3.13)

KITCHEN 11'2" x 8'10" exclusive (3.40m x 2.69m exclusive)

DINING AREA 9'10" x 7'6" (2.99 x 2.28)

LOUNGE AREA 21'9" x 10'11" reducing to 8'3" (6.65m x 3.33m reducing to 2.54m)

with a feature uPVC double glazed window with some stunning sylvan views over the rear Garden.

LOWER GROUND FLOOR

BEDROOM 2 /LOUNGE 13'8" x 10'10" (4.17 x 3.29)

sliding patio door to the rear Garden with some truly stunning sylvan views.

BEDROOM 3 10'3" x 7'11" (3.12 x 2.41)

BEDROOM 4 11'2" x 6'6" reducing to 5'0" (3.40m x 1.98m reducing to 1.52m)

OUTSIDE

To the front of the property, there is a driveway providing off road parking leading to:

GARAGE 15'9" (4.81)

2.64m) with up and over door.

The front Garden is mainly laid to lawn with a wealth of mature shrubbery. Side access with steps down to the rear Garden . GARDEN ROOM 11'9" x 7'6" (3.57m x 2.3m) with power and light. Outside tap.

The rear Garden is terraced with A patio area on the upper level and steps leading down to a mature Garden with a wealth of shrubs, trees and planting. The Garden has only been inspected in part and we understand from our Vendor that at the bottom of the Garden is a stream.

SOLAR PANELS We understand the solar panels are held on a 25 year lease from October 2011 via Anesco Ltd.

SERVICES

All mains are available

TENURE

Freehold (to be confirmed)

COUNCIL TAX

Band E

