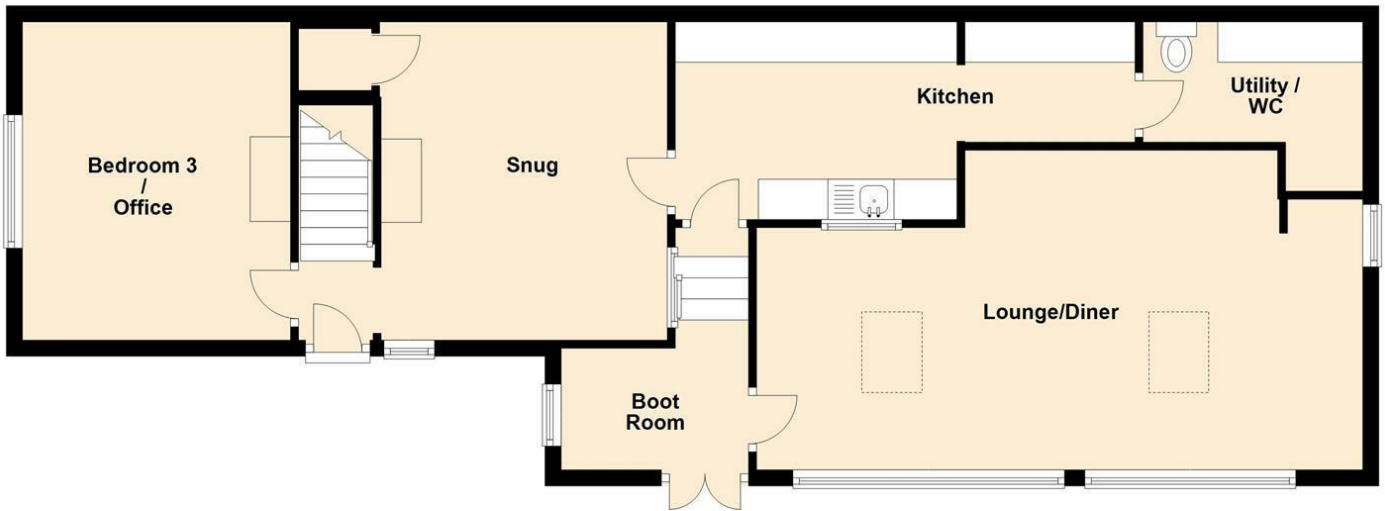


Ground Floor



First 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	77
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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- 3 BEDROOM COTTAGE • SUPERB COUNTRYSIDE VIEWS AND WALKS • MATURE GARDENS • OFF ROAD PARKING • DECEPTIVELY SPACIOUS ACCOMMODATION • SUPERB ORDER

Situated in the lovely village of Arreton with it's delightful pubs, superb countryside walks, school and local store. This beautifully presented and extended 3 bedroom cottage really must be seen to appreciate the spacious and well planned accommodation on offer. On the ground floor is a superb extension to the rear providing a Lounge/Dinner, a Snug Lounge with multi fuel stove, cottage style Kitchen leading to a Utility room with WC and Bedroom 3 / Office. On the first floor is two further Bedrooms and bathroom with four piece suite. To the front of the property is off road parking for two vehicles, gated side access leading to the mature Gardens. The property benefits from lovely Countryside Views to the front and rear aspect . Viewing is highly recommended.

ENTRANCE HALL

SNUG 12'10 x 11'8 (3.91m x 3.56m)

Multi fuel stove serving the hot water and central heating supply.

BEDROOM 3 / OFFICE 12'11 x 10'11 (3.94m x 3.33m)

KITCHEN 18'1 x 8'1 reducing to 4'11 (5.51m x 2.46m reducing to 1.50m)

UTILITY ROOM / WC 8'11 x 4'11 minus recess (2.72m x 1.50m minus recess)

LOUNGE / DINER 23'4 x 12'11 max (7.11m x 3.94m max)

BOOT ROOM 7'7 x 4'4 (2.31m x 1.32m)

FIRST FLOOR

Landing

BEDROOM 1 13'4 x 11'1 (4.06m x 3.38m)

Superb countryside views. Fitted Wardrobes.

BEDROOM 2 11'7 x 10'3 (3.53m x 3.12m)

Superb countryside views. Fitted Wardrobes.

BATHROOM 11'6 x 7'10 (3.51m x 2.39m)

Four piece suite comprising; Oversized Shower, Bath, WC and vanity wash basin.

OUTSIDE

FRONT; Off road parking for two vehicles, gated side access leading to;

REAR: Superb mature gardens with super countryside views, Garden mainly laid to lawn with decked area with fish pond and vegetable patch. Further area with work shop with additional storage area.

SERVICES

Mains Electric and Water

Drainage via septic tank.

Heating and hot water served by multi fuel burner (secondary hot water cylinder with emersion)

TENURE

Freehold (to be confirmed)

COUNCIL TAX

BAND C



