



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

LOVE WHERE YOU LIVE

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- 3 BED DETACHED BUNGALOW • BEAUTIFUL SYLVAN CUL-DE-SAC SETTING • UPGRADED IN RECENT TIMES • EN-SUITE CLOAKROOM • GARAGE AND GARDENS

A superb detached bungalow being well located in a sylvan cul -de-sac setting. Nearby there are many miles of beautiful countryside walks and bicycle rides and there is a good convenience store/sub post-office being about two miles distant at Apse Heath. The Morrisons and Aldi superstores at Lake and Shanklin Town Centre are about three and four miles respectively.

The well presented accommodation has been upgraded in recent times and benefits include gas fired central heating, uPVC double glazed windows, refitted kitchen and bathroom suites, an en-suite cloakroom, rear garden backing on to a woodland area and a driveway leading to a detached garage. To fully appreciate this lovely property we would recommend an internal viewing. It comprises:

ENTRANCE HALL

with store cupboard and airing cupboard with hot water pressurised cylinder.

LOUNGE/DINER 18'10 x 19'4 (5.74m x 5.89m)

L-shaped with sliding patio doors to both side courtyard and rear garden.

KITCHEN 13'11 x 8'10 exc of door recess (4.24m x 2.69m exc of door recess)

BEDROOM 1 10'9 x 10'6 (3.28m x 3.20m)

with built in cupboards and door to en-suite cloakroom.

BEDROOM 2 9'8 x 11'2 exc of wardrobe (2.95m x 3.40m exc of wardrobe)

BEDROOM 3/OFFICE 9'4 x 11'2 exc of wardrobes (2.84m x 3.40m exc of wardrobes)

SHOWER ROOM

OUTSIDE

Driveway leading to DETACHED SINGLE GARAGE 9'4 x 16' 6 with up and over door, power and light. There are established gardens to both the front and the rear and as previously mentioned the rear garden backs on to a woodland area. The grounds are mainly laid to lawn and to the side of the bungalow is a lovely courtyard area which can also be accessed from the Lounge/Diner

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band E



