

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			
(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.

LOVE WHERE YOU LIVE

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



17
HEATH GARDENS
LAKE
PO36 8PQ

£299,000



01983 868 333
www.arthur-wheeler.co.uk



- DETACHED BUNGALOW • POPULAR LOCATION • TWO BEDROOMS • CONSERVATORY TO THE REAR • PARKING AND GARDENS • NO ONEWARD CHAIN

A detached bungalow being well located in a quiet and popular location that is well situated between the twin resort towns of Shanklin and Sandown with their many amenities including their sandy beaches. Nearby in Lake there are Tesco and Premier convenience stores.

The property which is in need of some upgrading, benefits from gas fired central heating, replacement uPVC double glazing, a conservatory extension to the rear, parking to the front and gardens to the rear. It is offered with no onward chain and we would recommend an early viewing. It comprises:

RECESS COVERED ENTRANCE

with replacement Front Door leading to

ENTRANCE HALL

LIVING ROOM 11'4 max x 13'11 (3.45m max x 4.24m)

CONSERVATORY 11'3 x 11'4 (3.43m x 3.45m)

KITCHEN 12'5 max x 11'8 (3.78m max x 3.56m)

with integrated dishwasher, built in hob and oven with extractor over.

UTILITY AREA

with Vaillant Gas Fired boiler supplying hot water and central heating.

WET ROOM

with low level WC, wash basin and Mira shower

BEDROOM 1 14'1 x 11'4 into wardrobes (4.29m x 3.45m into wardrobes)

BEDROOM 2 9'9 x 12'6 into wardrobe (2.97m x 3.81m into wardrobe)

OUTSIDE

To the front there is parking for two cars and to the rear there is an enclosed garden being mainly laid to grass with a block built store. Gate and side path

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band C



