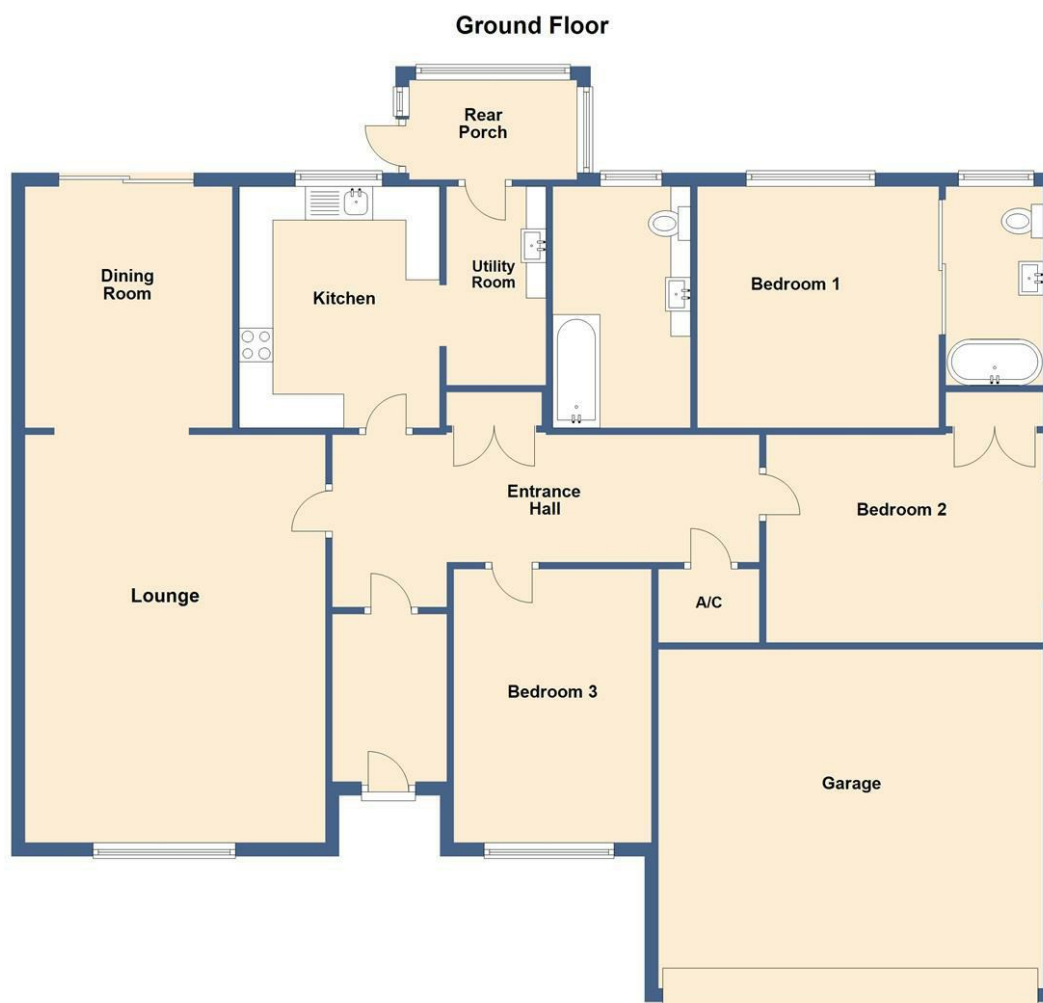




Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D		60	
(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

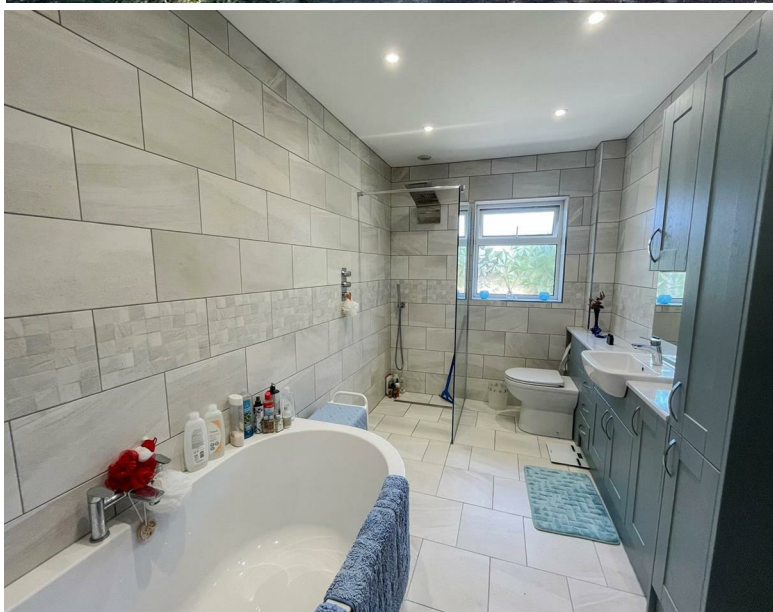
46 REGENT STREET
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ISLE OF WIGHT
PO37 7AA

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



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• SPACIOUS DETACHED BUNGALOW • 3 BEDROOMS • MASTER EN SUITE • GAS CH • REPLACEMENT UPVC DOUBLE GLAZED WINDOWS • BEAUTIFUL LOCATION • SUPERB VIEWS OF THE SURROUNDING COUNTRYSIDE FROM THE GARDEN • DOUBLE GARAGE • PARKING

A spacious detached bungalow being well located in a sought after and popular rural location, being approached by a private road. Nearby, there are many miles of delightful countryside walks and bicycle rides and the bungalow is about one and a half miles distant from the Town Centre shops and amenities. The well proportioned accommodation benefits from gas fired central heating, replacement uPVC double glazed windows (some of which are triple glazed), an en suite facility to the Master Bedroom, refitted bathroom and en suite, double garage and a lovely enclosed rear garden. The property also enjoys background views towards Culver and far reaching views of the surrounding countryside from the rear garden. Subject to the necessary consents, we feel there is potential to convert the roof space into further accommodation and indeed our clients have the required building regulations for two further bedrooms and a bathroom.

COVERED ENTRANCE

ENCLOSED ENTRANCE LOBBY

ENTRANCE HALL 20'9 x 6'2 exc of recess (6.32m x 1.88m exc of recess)

With coats cupboard and built in airing cupboard with Megaflow hot water system.

SITTING ROOM 19'11 x 14'8 (6.07m x 4.47m)

With attractive bay window with background sea views.

DINING AREA 9'9 x 11'8 (2.97m x 3.56m)

Sliding patio door to rear garden.

KITCHEN 11'7 x 9'9 (3.53m x 2.97m)

Inset hob, built in oven with microwave over.

UTILITY ROOM 9'11 x 4'9 (3.02m x 1.45m)

REAR PORCH 8'2 x 4'8 (2.49m x 1.42m)

BATHROOM/WC

With shower area with rainfall fitment over, panel bath, wash basin and low level WC. Chrome heated towel rail

BEDROOM 1 11'9 x 11'9 (3.58m x 3.58m)

EN SUITE SHOWER ROOM

With shower cubicle, wash basin and low level WC. Chrome heated towel rail.

BEDROOM 2 13'6 x 10'1 (4.11m x 3.07m)

With built in wardrobe.

BEDROOM 3 13'4 x 9'8 (4.06m x 2.95m)

OUTSIDE

To the front there is a tarmac driveway leading to a garage and providing ample parking and a turning area. double garage, 18'9 X 16'2, with up and over door, power and light. Wall hung gas fired boiler. To the rear there are enclosed gardens with a patio area with sun awning from the dining room, raised gardens being mainly laid to lawn with a variety of shrubbery etcetera, vegetable area and aluminium framed greenhouse. Steps leading to raised Deck Area with Summer House/ Home Office with power and light. Three greenhouses. The rear of the garden backs on to open farmland and there are some superb views of the surrounding downland and countryside.

TENURE

Freehold

SERVICES

All mains are available.

COUNCIL TAX

Band F

