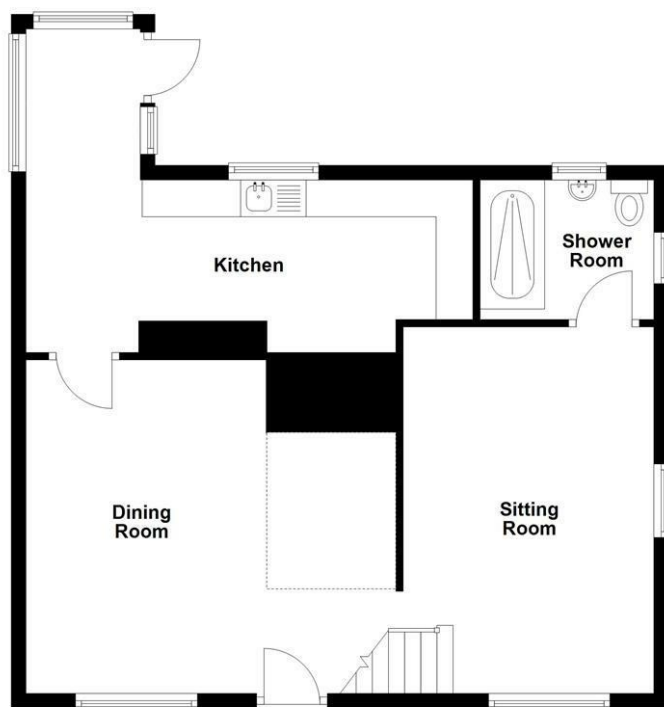
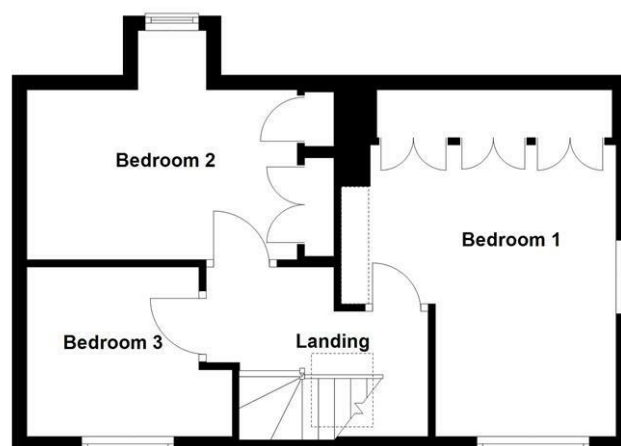


Ground Floor



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		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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• CHARMING SEMI-DETACHED COTTAGE • VILLAGE LOCATION • 3 BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • CAR PORT FOR 1/2 CARS • ENCLOSED COURTYARD AREA

A charming older style semi-detached cottage being well located in the picturesque village of Newchurch being close to the Pointer Inn with its good selection of food. Also close by are many miles of delightful countryside walks and bicycle rides.

The accommodation is warmed by gas fired central heating and benefits from uPVC double glazed windows. Outside, there is a car port and low maintenance gardens to the rear. To fully appreciate the property we would recommend an internal viewing. It comprises:

GROUND FLOOR

FRONT DOOR TO OPEN PLAN ENTRANCE

with stairs to FIRST FLOOR

SITTING ROOM 16'4 x 11'3 (4.98m x 3.43m)

with feature open fireplace area to

SHOWER ROOM

with good sized shower cubicle, wash basin and low level WC. Heated Towel Rail.

DINING ROOM 11'6 x 15' (3.51m x 4.57m)

with multi fuel burner.

KITCHEN 23'1 overall x 7' (7.04m overall x 2.13m)

Extension area providing plumbing for washing machine and door to COURTYARD

Stairs leading to FIRST FLOOR and LANDING with Velux window.

BEDROOM 1 14'3 excl of wardrobes x 11'2 red to 8'2

(4.34m excl of wardrobes x 3.40m red to 2.49m)

Door to

EN SUITE CLOAKROOM

with WC and hand basin.

BEDROOM 2 7'7 exc of window area x 11'2 (2.31m

exc of window area x 3.40m)

with cupboard housing Worcester gas fired boiler.

BEDROOM 3 7'7 x 8'11 exc (2.31m x 2.72m exc)

OUTSIDE

Car port area providing parking for 1/2 cars.

Pathway to the rear of the property leading to enclosed COURTYARD AREA that can also be accessed from the rear of the property.

SERVICES

All mains available

TENURE

Freehold

COUNCIL TAX

Band D



