

## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto: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](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)





20  
BLACKPAN CLOSE  
LAKE  
PO36 9QH

£225,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





• DETACHED BUNGALOW • 1 BEDROOM • POPULAR RESIDENTIAL LOCATION • GAS CH • REPLACEMENT UPVC DOUBLE GLAZED WINDOWS • GARAGE • PATIO AND GARDENS • NO ONWARD CHAIN

A delightful detached bungalow, being well located on the outskirts of a popular residential development that is within easy reach of the Morrison and Aldi superstores and being just over one mile distant from Shanklin town centre.

Benefits to the property include gas fired central heating, replacement uPVC double glazed windows, enclosed gardens to the side/rear and a garage.

The property is offered with NO ONWARD CHAIN and we would recommend an internal viewing. It comprises:

**Replacement front Door to:**

**ENTRANCE HALL**

With store cupboard.

**LOUNGE 15'4 max x 11'4 (4.67m max x 3.45m )**

Sliding door to

**CONSERVATORY 9' 10 x 10'4 (2.74m 3.05m x 3.15m)**

With doors to outside.

**KITCHEN 12' x 7'1 (3.66m x 2.16m)**

With Worcester gas fired boiler.

**BEDROOM 12' x 11'4 (3.66m x 3.45m)**

with wardrobe.

**WET ROOM**

With shower area, low level WC and wash basin.

**OUTSIDE**

Shared gravel driveway leading to semi-detached GARAGE, 17' 5 x 8'5, with up and over door, power and light and side door to Garden. Enclosed patio to the rear and further garden area to the side, being mainly laid to lawn with further patio.

**SERVICES**

All mains are available.

**TENURE**

Freehold

**COUNCIL TAX**

Band B





