



Floorplans are not to scale and for guidance only

## 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  
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£875 PCM



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- END TERRACE HOUSE • TWO DOUBLE BEDROOMS • KITCHEN/BREAKFAST ROOM • SPACIOUS LIVING ROOM • UPSTAIRS WET ROOM • GCH & DOUBLE GLAZING

END TERRACE HOUSE Close to Shanklin High Street. Accommodation offers Spacious living room, kitchen/breakfast room, stairs to two double bedrooms and wet room. Double glazed windows and GCH. A residents parking permit can be purchased from Isle of Wight Council for the Orchardleigh Road Car park. Restrictions: No smokers or pets.

**Living Room 16'4 x 13'9 (4.98m x 4.19m)**

Large Living room with ornate fire place.

**Kitchen**

Wall and base units space for appliances. Integrated electric oven & gas hob. Space for small kitchen table.

**Bedroom 1 14'1 x 8'9 (4.29m x 2.67m)**

**Bedroom 2 13'9 x 9'6 (4.19m x 2.90m)**

**Council Tax & EPC rating**

Council Tax Band B £1928.09 per annum  
EPC Rating C





