



6 St. Michaels Close, Shalfleet  
£298,000

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This attractive, light and spacious bungalow is positioned in a pleasant and quiet residential road, in Shalfleet. The village is conveniently positioned with access to Cowes; Yarmouth and Newport with a local shop nearby as well as a pretty church and primary school. The bungalow is warmed by gas central heating; has UPVC double glazing with accommodation comprising an attractive sitting room; a good sized kitchen arranged in an open plan design to the dining room and three pretty bedrooms all serviced by a chic bathroom. In addition to gardens which surround the home, there is a sunny rear patio; integral garage and a parking area. Offered chain free. Freehold. Council Tax Band - D. EPC E-44

**UPVC double glazed entrance door into:**

### **Entrance Hallway:**

An L-shaped hallway with built in storage cupboard; windows to front and coved ceiling. Wooden doors to:

### **Sitting Room:**

14'11" x 12'4" (4.55m x 3.77m)

An attractive, bright room with UPVC double glazed windows to front and rear letting light flood in. Wooden fire surround.

### **Dining Room:**

11'7" x 7'10" (3.55m x 2.40m)

With tiled floor, a spacious room with UPVC

double glazed front window and arched opening linking the room to the:

### **Kitchen:**

11'6" max x 8'3" max (3.52m max x 2.53m max)

A good sized room, fitted with wooden effect fronted units and pale worktops. Circular stainless steel sink unit set below the window and there is an integrated oven; hob and extractor hood. Spaces for fridge and washing machine.

### **Bedroom One:**

14'9" x 9'3" (4.52m x 2.84m)

An attractive double bedroom in cream decor with UPVC double glazed rear window.





### **Bedroom Two:**

11'5" x 9'10" (3.49m x 3.01m)

A second double bedroom with UPVC double glazed rear window.

### **Bedroom Three:**

8'10" x 7'2" (2.70m x 2.20m)

A pleasant single bedroom in warm cream decor with UPVC double glazed rear window.

### **Bathroom:**

11'5" max x 5'4" max (3.48m max x 1.65m max)

A stylish bathroom fitted with curved shower bath with shower over; vanity wash hand basin and WC. Inset spotlights; access to loft and two opaque UPVC double glazed windows to front. Built in airing cupboard housing the gas fired boiler.



### **Gardens:**

Open lawns sit to the front and side of the home, interspersed with mature shrubs. To the rear of the home is a sunny patio area with low fencing to one side and steps up to the UPVC double glazed back door. A communal parking area provides parking for the 4 houses in the mews and number 6 has an attached:



### **Garage:**

15'8" x 8'8" (4.8m x 2.66m)

With up and over door and window to side.

### **Disclaimer**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



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**Arrange a viewing**  
 Love this property and want to see more?  
 Call us on **01983 280555**  
 Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



Energy Efficiency Rating	
Potential	Current
81	44
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

