



11 Trent Mews, Cowes
£235,000



Megan Baker
Estate Agents



Megan Baker
Estate Agents

11 Trent Mews, Cowes

£235,000

A stylish, modern end of terrace home which is nestled in a private mews development of just 11 properties, with great access to Cowes and the local amenities. The home is arranged with one open plan living area on the ground floor, spanning front to back and incorporating the gorgeous fitted kitchen, with a separate utility/cloakroom off. The two bedrooms upstairs (one double and one single) are serviced by a sleek shower room. In addition to the allocated parking space in the communal gated parking area, the home has a smart decked, enclosed rear garden with handy side access. The home is offered chain free, with gas central heating and UPVC double glazing. Freehold. Council Tax Band - B. EPC - C-77. A current annual charge of £349.78 is payable for a share of the lighting; electric and insurance for the communal mews area.

UPVC double glazed front entrance door to:

Living Area:

22'6" max x 13'3" max (6.86m max x 4.06m max)

A beautifully styled, open plan living and dining area which spans the depth of the home, with windows to the front and rear. The room is decorated in a soft white colour palette with grey limed oak style flooring and flat, coved ceiling. The kitchen part of the living space is set to the rear and arranged in an L-shape. It is furnished with powder blue fronted units with chunky, pale worktops and comprises an integrated fridge/freezer; under counter oven; hob and extractor hood. The ceramic butler

sink is set below the rear window. Door to rear garden and further door to:

Utility/ Cloakroom:

6'3" max x 5'0" max (1.91m max x 1.53m max)

A very handy extra space with fitted units; worktop with stainless steel sink unit and space for appliances. WC; wall mounted gas fired boiler and rear window.

Stairs to:

First Floor Landing:

With access to loft and doors to:





Bedroom One:

13'3" max into recess x 11'8" (4.06m max into recess x 3.58m)

In soft white decor with a pale pink accent to one wall, this light and attractive double bedroom has a handy recess for wardrobes and a built in over stairs cupboard. UPVC double glazed front window.



Bedroom Two:

10'3" max x 6'7" max (3.14m max x 2.03m max)

A single bedroom with a window to the rear. Fitted with a good range of open fronted wardrobes and shelving units.

Shower Room:

6'4" max x 6'2" max (1.95m max x 1.89m max)

A chic shower room with large grey and white marbled style panelling and matching flooring. Fitted with a sleek vanity unit housing the square wash hand basin and concealed cistern WC. Large walk in shower enclosure with glass screening; overhead rainfall shower and separate spray. Opaque UPVC double glazed rear window.



Garden:

The enclosed rear garden is laid to smart decking, with gated side access.

Parking:

The home is set within a gated, private block paved, mews development and has an allocated parking space close to the house.

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

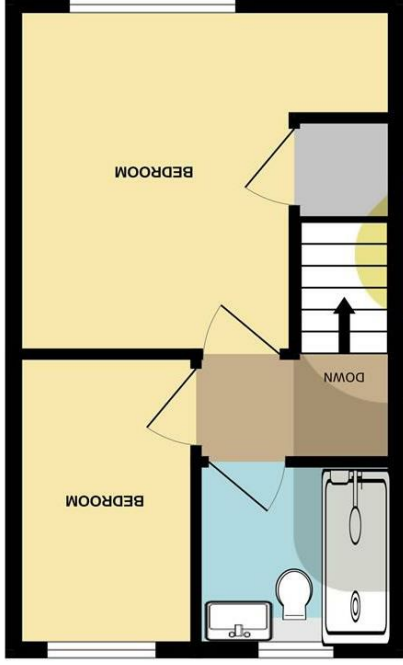


Pop in for a chat
 Megan Baker Estate Agents
 128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

Arrange a viewing
 Call us on 01983 280555
 Email: hello@meganbakerestateagents.com



Energy Efficiency Rating	
Potential	92
Current	77
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs 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)



1ST FLOOR
 298 sq.ft. (27.7 sq.m.) approx.



GROUND FLOOR
 296 sq.ft. (27.5 sq.m.) approx.

TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.
 Made with Microsoft ©2024