



13 The Chandlers, Cowes  
£330,000





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Estate Agents

## 13 The Chandlers, Cowes

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Set in a quiet cul-de-sac on the outskirts of Cowes, this stylish modern home offers light and well appointed accommodation with plenty of parking and a garage. The bright sitting room is set to the front of the home, with the smart kitchen/dining room at the rear, with doors to the garden. There are three bedrooms upstairs - with the main bedroom having an en-suite shower room. In addition to the first floor family bathroom, there is a handy ground floor cloakroom. The sunny, enclosed and private rear garden is laid to patio and shingle with a super summerhouse to one corner. There is gated rear pedestrian access leading to Three Gates Road in one direction and Broadfields Avenue in the other.

Freehold. Council tax Band - C. EPC - C-72. The sellers have secured their onward purchase.

**Smart composite front entrance door to:**

### Entrance Hallway:

Decorated in pale grey with oak style flooring which flows through to the living room. Stairs to first floor and doors to:

### Cloakroom:

5'8" max x 2'11" max (1.74m max x 0.90m max)

Fitted with smart white vanity wash hand basin and WC. Opaque double glazed front window.

### Sitting Room:

16'9" max x 13'5" max (5.12m max x 4.10m max)

A lovely bright and spacious room in aqua colours with a bird motif feature accent to one wall. Large front window and door to:

### Kitchen/Dining Room:

16'5" max x 8'11" max (5.02m max x 2.74m max)

A very stylish room, set to the rear of the home with dark tiled floor and cream tiled splashbacks. Fitted with glossy white fronted units and grey worktops, with integrated under counter oven; induction hob and extractor hood. Spaces for all other appliances and room for a dining table. The stainless steel sink unit is set below the window and there are french doors leading to the garden. Handy understairs storage cupboard.

### Stairs to:

### First Floor Landing:

With access to loft; window to side and built in airing cupboard housing the gas fired boiler. Doors to..





### Bedroom One:

11'9" x 9'6" (3.59m x 2.92m)

A pretty double room in hessian decor with window to front and built in double wardrobe. Door to:

### En-Suite Shower Room:

7'5" max x 4'6" max (2.27m max x 1.39m max)

Fully tiled and fitted with vanity wash hand basin; WC and separate shower enclosure.

### Bedroom Two:

10'4" x 9'3" (3.16m x 2.82m)

A second double bedroom in pale grey decor with window to rear offering a green outlook and built in single wardrobe.

### Bedroom Three:

8'1" x 6'9" (2.47m x 2.07m)

Used as a dressing room - but a single bedroom or study with window to front.

### Bathroom:

6'2" max x 6'0" max (1.89m max x 1.83m max)

In grey decor with mabled effect black tiling. Fitted with vanity wash hand basin; WC and bath with shower over. Opaque rear window.

### Parking:

The home has a wide gravelled front garden to provide parking, as well as a block paved side driveway with gated access to the garden and leading to the:

### Garage:

Used for storage and divided into two sections. The front area (2.53m x 2.42m) has an up and over door;

power and light, whilst the rear section (2.42m x 2.26m) has power and light and personal door to the rear garden.

### Rear Garden:

A very pretty, enclosed, sunny and private garden which is designed for low maintenance. It has areas of patio; paving and shingle as well as gated rear pedestrian access. To one corner is the:

### Summer House:

7'7" x 6'10" (2.32m x 2.10m)

A very smart outbuilding with doors and windows to the front and side; power and light.

### 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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Love this property and want to see more?

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Pop in for a chat

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TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 operability or efficiency can be given.

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Energy Efficiency Rating		
England & Wales		
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		
Current	Potential	
72	86	