



**£120,000**

105 Medina Park Folly Lane, East Cowes, Isle of Wight, PO32 6LZ









Situated in a tranquil and picturesque setting is this beautifully presented static park home offering a good size wrap around garden. This lovely park home is spacious throughout and has been fully modernised externally and internally to a high standard. It is located on the central side of Medina Park and enjoys a sought after and peaceful setting with pathways offering a colourful surrounding to this comfortable home. A viewing is highly recommended.

The accommodation is spacious and light throughout and comprises of a welcoming hall with storage, triple aspect lounge with far reaching views, lovely kitchen with breakfast bar, one double bedroom with access into the garden, dressing room which was originally the second bedroom and could easily be converted back to provide the second bedroom and modern shower room wc. Additional features include double glazing, gas central heating and a good size garden with outside storage. There is driveway to the side of the property.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located a mile away.



Porch	7'10" x 3'3"
Lounge / Diner	11'9" x 9'7"
Kitchen	9'7" x 9'4"
Bedroom 1	9'6" x 9'5"
Dressing Room	6'9" x 5'10"
Shower Room	6'9" x 5'2"

#### Outside

To the side of the property there is a driveway providing off road parking for 1 car, this could be extended to create additional parking. The front garden has a mix of decorative shingle, lawn area, shrubs and lovely rural views that extend to River Medina Views. The enclosed rear garden is private and comprises of a lawn area, decking area, storage shed with power and light and additional storage shed.

#### Council Tax

Band A

#### Additional Information

Service Charge - £120.64 per month

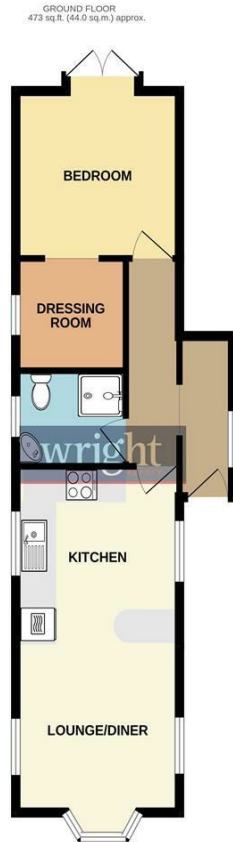
Sewage - £14.00 per month

#### Services

Unconfirmed gas, electric, telephone, mains water and drainage.


#### Agent Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA: 473 sq.ft. (44.0 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		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 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcowes@wright-iw.co.uk**

