



**£135,000**

16 Medina Park Folly Lane, East Cowes, Isle of wight, PO32 6NE

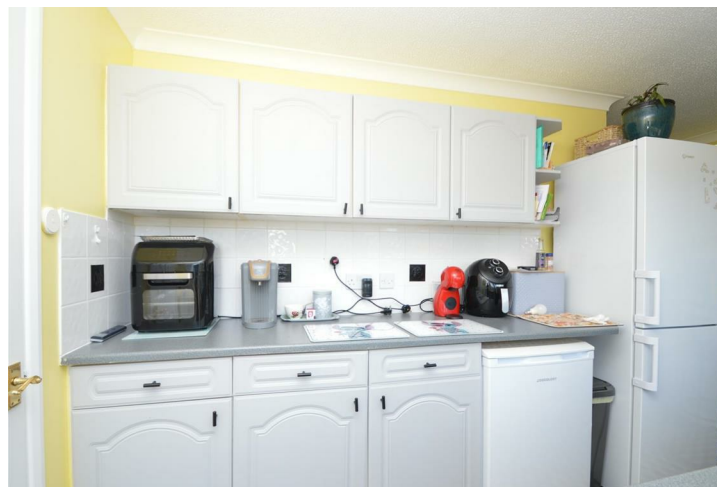




Situated in a rural and tranquil setting is this beautifully presented over 50's static park home offering a good size wrap around garden. This lovely park home is spacious throughout and is located on the north side of Medina Park and enjoys a sought after and peaceful setting with pathways offering a colourful surrounding to this comfortable home.

The accommodation is light throughout and comprises of a welcoming hall, double aspect lounge which is open to the dining room, good size kitchen with access to the garden, two bedrooms, en-suite shower room wc and bathroom wc. Additional features include double glazing, gas central heating, driveway parking and a good size wrap around garden. This stunning location has a lovely community feel therefore we highly recommend a viewing to fully appreciate the accommodation and location on offer. Please note Medina Park is subject to site fees, please call the Wright Estate Agency for further details.

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.



#### Hallway

Lounge 17'8" x 11'1"

Dining Room 9'0" x 8'2"

Kitchen 14'1" x 6'10"

Bedroom 1 10'3" x 9'6"

Bedroom 2 9'6" x 8'2"

En-Suite 5'8" x 4'10"

Storage Room 4'11" x 4'3"

Bathroom 6'5" x 5'6"

#### Outside

To the front of the property there is a good size garden which is mainly laid to decorative shingle and a good selection of mature shrubs. There is also a pathway which leads to the main entrance door. The rear garden is paved and has several outbuildings to include a bike shed, large shed and a 8ft x 12ft modern shed. There is also a raised seating area ideal for the BBQ. There is also a driveway providing off road parking for two cars.

#### Additional Information

Service Charges - £224.34 per month

Sewerage - £15.14 per month

No Dogs Allowed

On completion of the sale 10% of the sale price is due to the site owners.

#### Council Tax

Band A


#### Services

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

#### Agents 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.



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.

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**wright**  
 estate agency