



£160,000

13 St. Pauls View Road, Newport, Isle of Wight, PO30 2HD





Welcome to this charming one-bedroom cottage located on St. Pauls View Road in Newport. This delightful property boasts a cosy reception room, perfect for relaxing after a long day. The bedroom offers a peaceful retreat, ideal for a good night's sleep.

Situated in a quiet cul-de-sac, this house provides a tranquil environment while being conveniently close to the town, offering the best of both worlds. The recently refitted kitchen adds a modern touch to this characterful home, making it a lovely space for cooking.

Other benefits include a private rear garden of good size, with a brick built workshop and separate garden room with its own shower room, perfect for guests or studio potential. Please note this property is only suitable to cash buyers due to the property having single skin construction to the rear of the property



The home is a 10 minute walk from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. In the opposite direction is the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.

Whether you're looking for a starter home or a peaceful retreat, this lovely cottage is sure to capture your heart. Don't miss the opportunity to make this charming property your own.



Front Door To

Lobby

Lounge

11'6" x 10'0"

Kitchen

13'9" x 8'6"

Stairs to

Landing

Bedroom

11'5" x 9'11"

Bathroom

13'8" x 6'9"

Garden

To the rear of the property is a private enclosed garden, it is mostly flat and is split between a concrete area nearest the property and a part pebbled part lawn area to the rear. There is a brick built work shop or shed, plus a decked area with access into the Garden Room

Garden Room

11'3" x 9'11"

Shower Room

6'5" x 5'2"

Parking

There is no private parking for the property, however on street parking is available directly to the front of the property on a first come first serve basis.

Tenure

Freehold

Council Tax

Band A - Please contact the Isle of Wight Council for more information.

Services

Unconfirmed mains drains, mains electric, mains gas and telephone line.

Additional Info

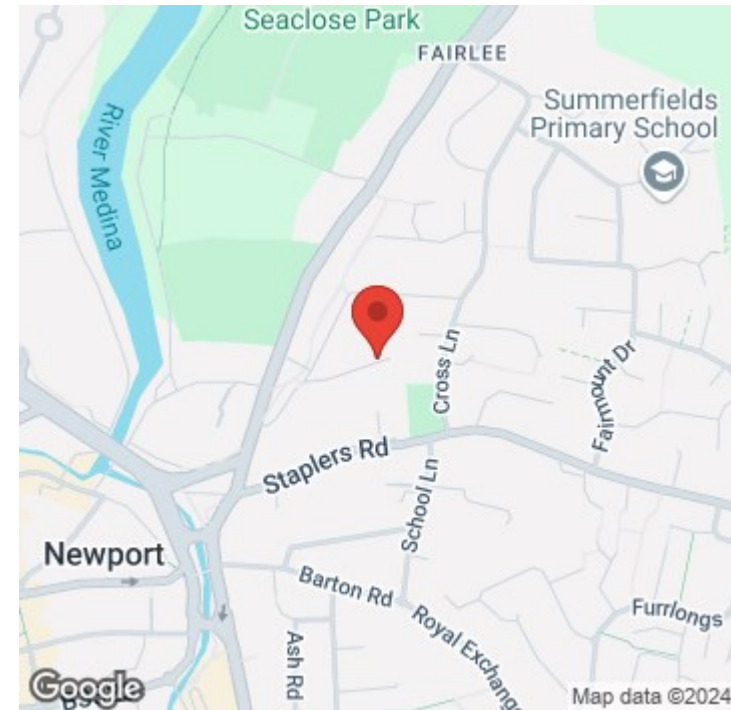
It is uncertain as to whether the rear wall of the main property is of single skin construction as prior surveyors have been unsure. Mortgage has been achieved on the property in the past. It is recommended you check with your lender or mortgage advisor regarding your suitability.

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) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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