



- Substantial Character Home
- Driveway Parking for 2 Cars
- Short Walk to Town, Train Station & Seafont
- 4 Bedrooms (1 En Suite)
- South-Facing Rear Garden with Good Sized Shed
- Large Kitchen/Family Room & 2 Separate Reception Rooms
- Ideal Family Home
- Family Bathroom & Downstairs Cloakroom
- Viewing Recommended!

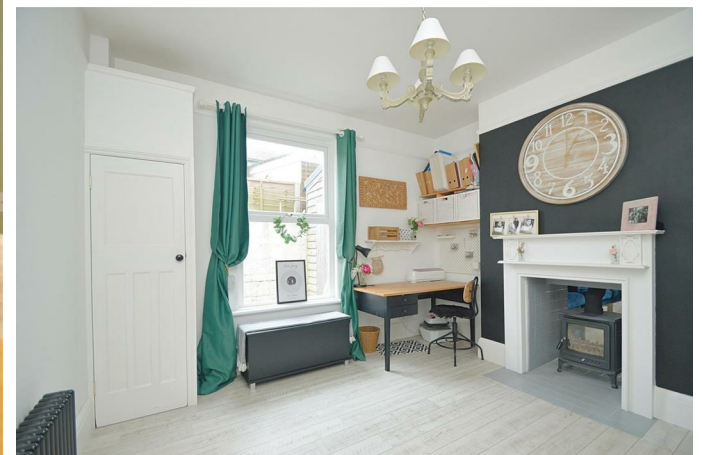
26 Carter Avenue, Shanklin, PO37 7LG

£409,950

This impressive character home is conveniently located within easy walking distance of Shanklin town centre, providing access to a variety of shops, supermarkets, the local doctor's surgery, and Shanklin train station with direct ferry connections to the mainland. The local primary school, Shanklin 'Old Village' with its selection of popular eateries to choose from, and miles of sandy beaches and coastal paths are all close by, making this the ideal home for anyone looking to enjoy life by the sea.

The very generous accommodation comprises 2 reception rooms, large kitchen/family room, and cloakroom on the ground floor, with 4 bedrooms (1 ensuite) and the family bathroom on the first floor. Additionally, the property benefits from A driveway providing off road parking for 2 cars, and an enclosed south-facing rear garden with a large patio area, which is ideally positioned to enjoy sunshine for the majority of the day.

The very convenient location, generously proportioned accommodation and off road parking makes this a perfect home for a range of buyers. The property would suit a growing family, someone in need of space to work from home or anyone wanting the room to comfortably accommodate guests. A viewing is a must to fully appreciate everything this truly fantastic home has to offer!



# Accommodation

## Entrance Hall

## Lounge

12'11 plus bay x 12' (3.94m plus bay x 3.66m)

## Dining Room

11'11 x 10'10 (3.63m x 3.30m)

## Kitchen/Breakfast Room

17'7 x 14'2 (5.36m x 4.32m)

## Family Room

13'2 x 7'8 (4.01m x 2.34m)

## Cloakroom

## First Floor Landing

## Bedroom 1

13'2 x 10'7 (4.01m x 3.23m)

## En Suite

## Bedroom 2

11'11 x 10'3 plus alcove (3.63m x 3.12m plus alcove)

## Bedroom 3

12'11 x 8'10 plus recess (3.94m x 2.69m plus recess)

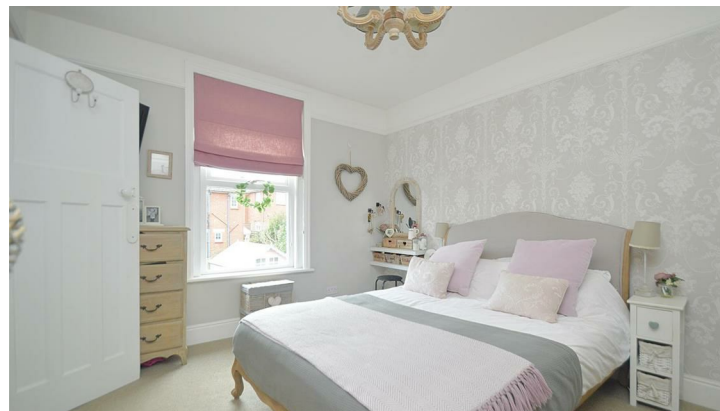
## Bedroom 4

9'6 max x 9'2 max (2.90m max x 2.79m max)

## Family Bathroom

## Outside

To the front of the property there is a paved driveway providing off road parking for 2 cars. Side access via the shed to the side of the property leads to the enclosed rear garden, which is laid mainly to lawn with a good sized patio area.



**Services**

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

**Council Tax**

Band D - Please contact The Isle of Wight Council on 01983 823901.

**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			
		73	83
<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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**Viewing:**      Date .....      Time .....