



- Link-Detached Bungalow
- Lounge & Dining Room
- Good Decorative Order
- 2 Bedrooms
- Close to Local Amenities
- UPVC Double Glazing & Gas Central Heating
- Driveway & Garage
- Enclosed Garden
- Viewing Recommended!

126 Perowne Way, Sandown, Isle of Wight, PO36 9DT

£270,000

This nicely-presented, detached bungalow is conveniently located on the outskirts of Sandown, within easy reach of the local shops, the seafront with various popular eateries to choose from and the local train station with direct ferry links to the mainland.

The extended accommodation comprises 2 bedrooms, lounge, dining room, separate kitchen and shower room. Additionally, the property benefits from an enclosed garden, a driveway providing off road parking and access to the attached garage with power and lighting.

The easy access to local amenities, modern decor and convenient driveway parking makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most sought after coastal towns. A viewing is recommended to fully appreciate everything this fantastic detached bungalow has to offer!



Accommodation

Entrance Hall

Lounge

16'5 x 9'3 max (5.00m x 2.82m max)

Dining Room

11'9 x 6'9 (3.58m x 2.06m)

Kitchen

10'4 x 6'9 (3.15m x 2.06m)

Bedroom 1

11'10 x 9'9 (3.61m x 2.97m)

Bedroom 2

8'7 x 8'5 (2.62m x 2.57m)

Shower Room

6'9 x 5'7 (2.06m x 1.70m)

Outside

To the front of the property the open-plan garden is laid to lawn. To the side of the bungalow the driveway provides off road parking and access to the attached garage with power and lighting. Gated side access leads to the enclosed private garden, which is laid mainly to lawn with a patio area.



Services

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

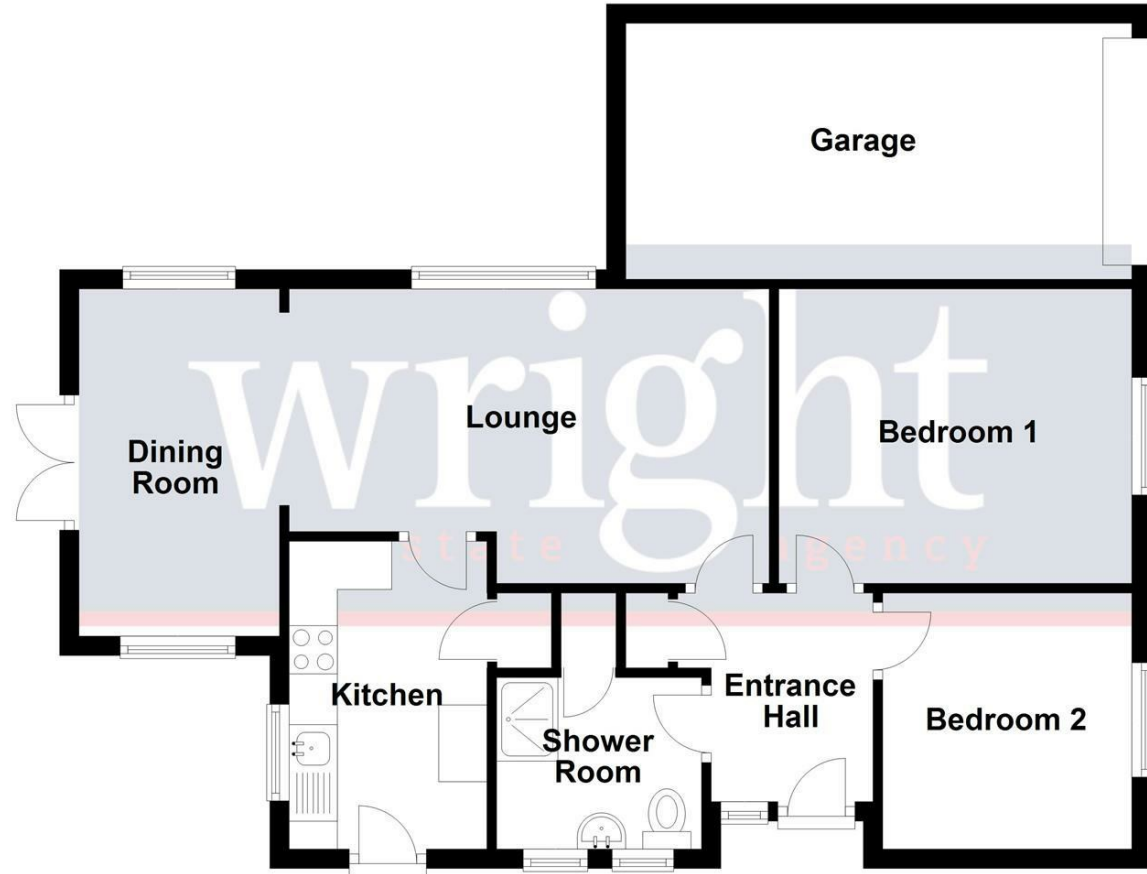
Council Tax

Council Tax Band C - 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.

Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | 77 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF
 Phone: 01983 866822
 Email: shanklin@wright-iw.co.uk

PROTECTED

Viewing: Date Time