



- SUPERB Detached Modern Bungalow
- 3 Bedrooms (1 En Suite)
- Easy Access to Local Supermarkets
- Constructed in 2021
- Large Rear Garden with Countryside Views
- Popular Semi-Rural Location
- High Quality Fitted Kitchen
- Driveway Parking for Several Cars
- Viewing Recommended!

Ferndown Newport Road, Apse Heath, PO36 0LS

**FIXED PRICE £485,000**

This SUPERB modern detached bungalow was constructed in 2021 and benefits from the remainder of a 10-year NHBC warranty. The property is located in the popular hamlet of Apse Heath, just a short drive from both Shanklin and Sandown, with a variety of supermarkets, local shops, and the seafront all within easy reach. The Island's principle town of Newport is only 15 minutes away by car, and offers access to an extensive range of High Street shops and other useful amenities.

The immaculately presented accommodation comprises 3 bedrooms (1 en suite), large open-plan lounge/dining area, which leads into the quality fitted kitchen, utility room, and bathroom. Additionally, the property benefits from a gated driveway providing off road parking for several cars, and an enclosed South-facing rear garden with a large terrace that enjoys excellent views of the surrounding countryside.

The convenient location, beautifully presented interior, good-sized rear garden, and ample off road parking makes this an ideal home for anyone looking to embrace Island life with easy access to local amenities, whilst enjoying the benefits of the semi-rural position. A viewing is essential to fully appreciate everything this truly superb modern bungalow has to offer!



## Accommodation

### Entrance Hall

### Lounge/Dining Area

30'9 x 11'9 (9.37m x 3.58m)

### Kitchen

15'7 x 10'4 (4.75m x 3.15m)

### Utility Room

8'4 x 6'5 (2.54m x 1.96m)

### Bedroom 1

12'2 x 11'1 (3.71m x 3.38m)

### En Suite

### Bedroom 2

13'6 x 11'7 (4.11m x 3.53m)

### Bedroom 3

9'8 x 8'1 (2.95m x 2.46m)

### Bathroom

### Outside

To the front of the property the gravelled and gated driveway provides off road parking for several cars. Gated side access leads to the large, South-facing rear garden, which is laid to lawn with a good-sized terrace enjoying lovely countryside views.



**Services**

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

**Council Tax**

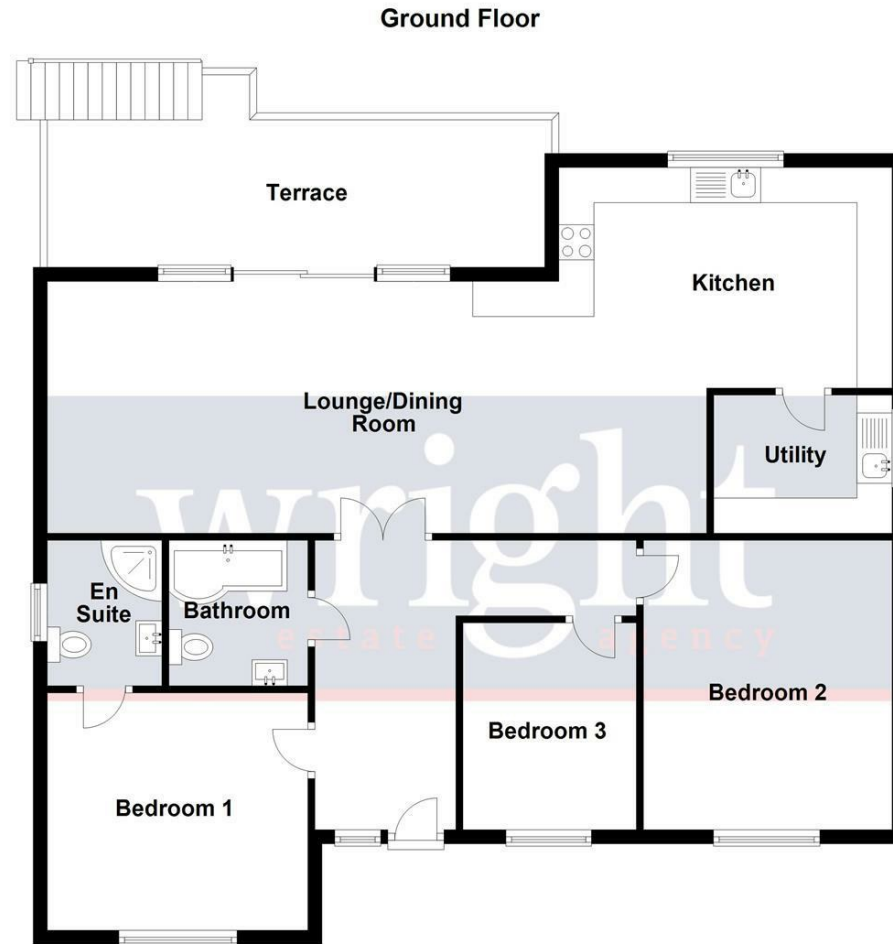
Band E - Please contact The Isle of Wight Council on 01983 823901.

**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.

**NB**

The bedroom, lounge and dining room furniture is available to purchase by separate negotiation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</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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 PROTECTED  


**Viewing:** Date ..... Time .....