

shanklin@wright-iw.co.uk

wright
estate agency



- Charming Stone Cottage
- Study/Home Office
- Miles of Countryside Walks to Explore

- 2 Reception Rooms
- Upstairs Bathroom
- Close to Local Amenities

- 2 Bedrooms
- Pretty Rear Garden
- Viewing Recommended!

15 West Street, Wroxall, PO38 3BU

£205,000

This charming stone cottage is located in the semi-rural village of Wroxall. The local convenience store/sub-post office, primary school, village pub, and bus stops with a regular service between, Shanklin, Ventnor & Newport all within easy walking distance. The village is surround by rolling countryside, with the 'Sunshine Trail' bridlepath extending as far as Shanklin.

The accommodation comprises a lounge, separate dining room, and kitchen on the ground floor, with 2 bedrooms, a study and the bathroom on the first floor. Additionally, the property benefits from a pretty rear garden featuring a variety of shrubs and plants, which is laid mainly to lawn with a patio area and garden shed.

The semi-rural village setting, pretty rear garden, and easy access to local amenities makes this an ideal home for anyone looking to enjoy Island life in one of its most popular village locations. A viewing is recommended to fully appreciate everything this fantastic character cottage has to offer!



Accommodation

Entrance Hall

Lounge

12'11 x 11'7 (3.94m x 3.53m)

Dining Room

11'8 x 10'6 (3.56m x 3.20m)

Kitchen

8'2 x 6'11 (2.49m x 2.11m)

First Floor Landing

Bedroom 1

13'1 x 8'2 plus recess (3.99m x 2.49m plus recess)

Bedroom 2

8'5 x 7'9 (2.57m x 2.36m)

Study

7'4 x 7'1 (2.24m x 2.16m)

Bathroom

11'4 x 8'2 (3.45m x 2.49m)

Outside

Gated side access leads to the rear garden, which is laid mainly to lawn with a patio area and garden shed.



Services

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

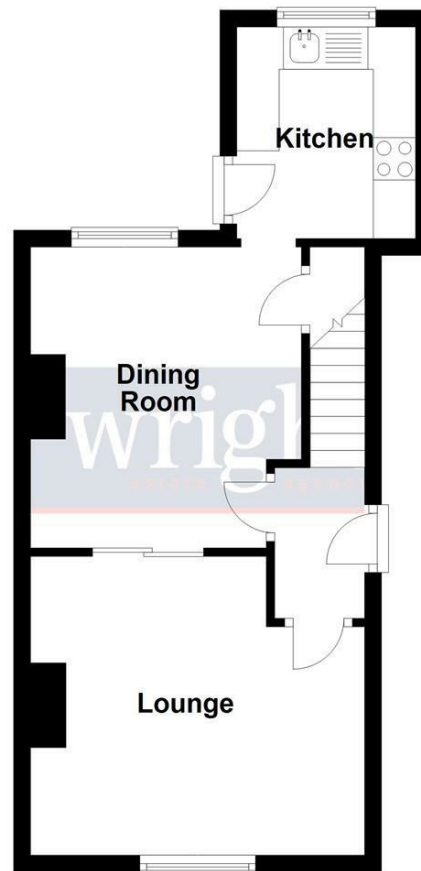
Council Tax

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

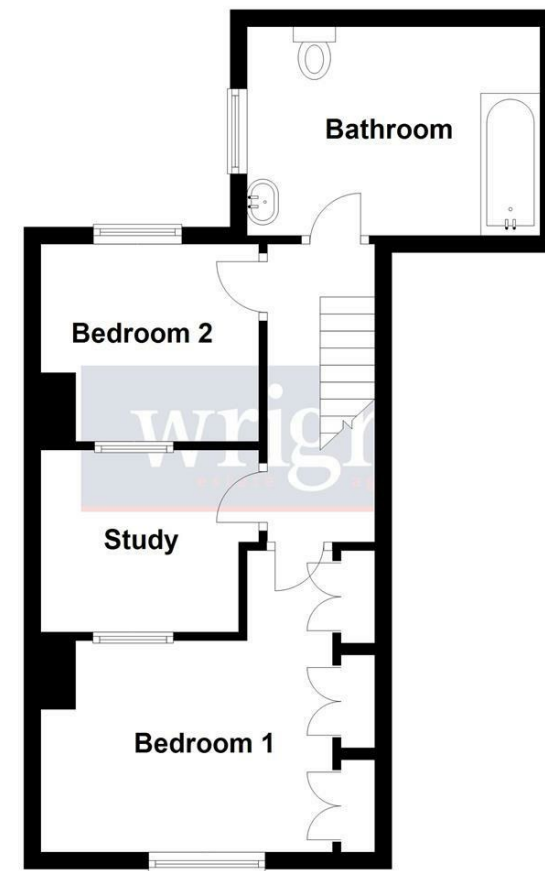
Agents Notes

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



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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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PROTECTED

Viewing: Date Time