



- Modern Terraced Home
- En-Bloc Garage
- Close to Local Amenities

- 3 Bedrooms
- Low Maintenance Rear Garden
- Ideal Family Home

- 3 Reception Rooms
- Good Decorative Order
- Viewings Welcome

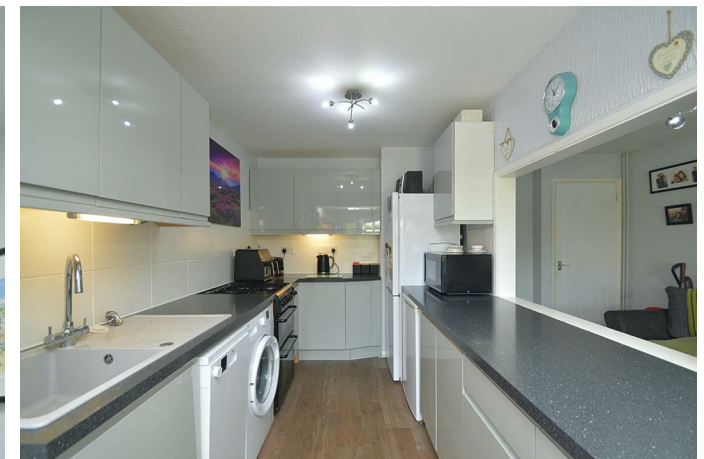
149 Perowne Way, Sandown, PO36 9DY

£235,000

This modern terraced home is located on the outskirts of Sandown, within easy walking distance of the town centre, local train station with mainland ferry links, and the seafront with miles of sandy beaches and coastal paths to explore.

The well-presented accommodation comprises a lounge, sitting room, dining room, modern kitchen, and a W.C. on the ground floor, with 3 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from a low maintenance garden with direct gated access to the en-bloc garage.

The convenient location, extended accommodation, and en-bloc garage makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal locations. A viewing is recommended to fully appreciate everything this impressive home has to offer!



Accommodation

Entrance Hall

Lounge

13'11 x 11'5 max (4.24m x 3.48m max)

Sitting Room

10'9 x 7' (3.28m x 2.13m)

W.C

Kitchen

10'7 x 7'2 (3.23m x 2.18m)

Dining Room

12' x 9'2 (3.66m x 2.79m)

First Floor Landing

Bedroom 1

12'4 including fitted wardrobe x 9'1 (3.76m including fitted wardrobe x 2.77m)

Bedroom 2

12'4 max x 7'8 max (3.76m max x 2.34m max)

Bedroom 3

7'6 x 6'7 (2.29m x 2.01m)

Bathroom

7'4 x 5'2 (2.24m x 1.57m)

Outside

To the front of the property the garden is laid to lawn. The rear garden benefits from artificial grass and a patio area. Gated access leads to the en-bloc garage located at the rear of the property.



Services

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

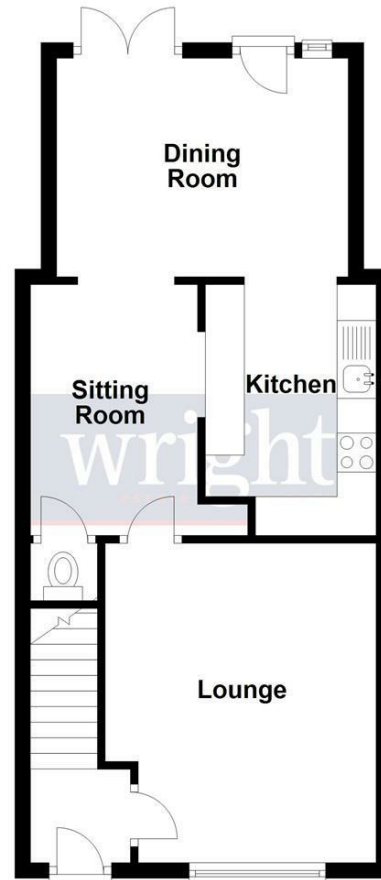
Council Tax

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

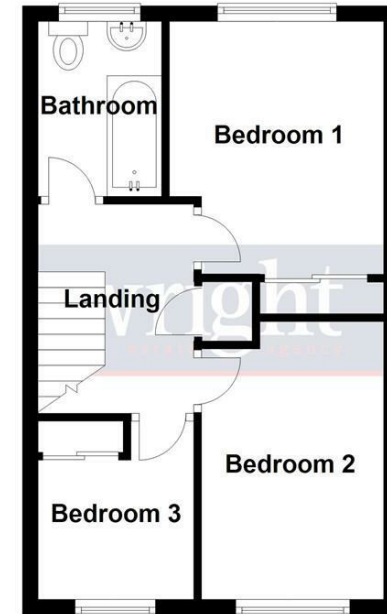
Agents Notes

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



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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