



- Superb Link-Detached Bungalow
- Lovely South-Facing Garden
- Short Walk to Beach

- 3 Bedrooms
- Ample Parking & Garage
- Far Reach Views

- Bathroom & Separate Shower Room
- Sought After Location
- CHAIN FREE

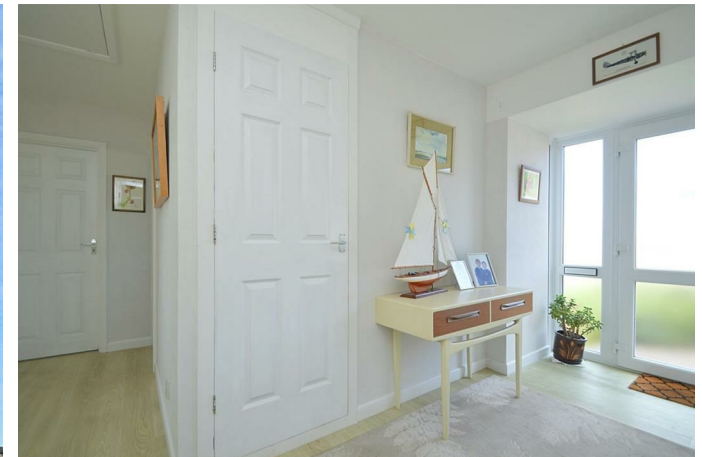
77 Culver Way, Yaverland, PO36 8QL

£425,000

This superb link-detached bungalow is located in the popular Yaverland area of Sandown, just a short walk from the seafront, with miles of sandy beaches and coastal paths to explore. The nearby town centre provides access to variety of shops, supermarkets and the local train station with direct ferry connections with the mainland.

The well-presented accommodation comprises a good-sized lounge/diner, kitchen, 3 bedrooms, bathroom, and a separate shower room. Additionally the property benefits from a driveway providing off road parking and access to the garage. The lovely, lawned rear garden is south-facing and ideal positioned to enjoy the afternoon sunshine.

The very sought after location, well-proportioned accommodation, and easy access to the beach makes this an ideal home for anyone looking to enjoy Island life by the sea in one of it's most popular coastal towns. A viewing is recommended to fully appreciate everything this CHAIN FREE bungalow has to offer!



# Accommodation

## Entrance Hall

## Lounge/Dining Room

19'11 max x 16'9 max (6.07m max x 5.11m max)

## Kitchen

11' x 7'10 (3.35m x 2.39m)

## Bedroom 1

14'10 x 10'8 (4.52m x 3.25m)

## Bedroom 2

13'11 x 9'11 (4.24m x 3.02m)

## Bathroom

## Bedroom 3

10'10 x 9'7 (3.30m x 2.92m)

## Shower Room

## Outside

To the front of the property the garden is laid mainly to lawn. The block paved driveway provides off road parking and access to the garage (16' x 7'10). The good-sized rear garden is laid to lawn with raised decking access directly from the lounge, a summerhouse and garden shed.



**Services**

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

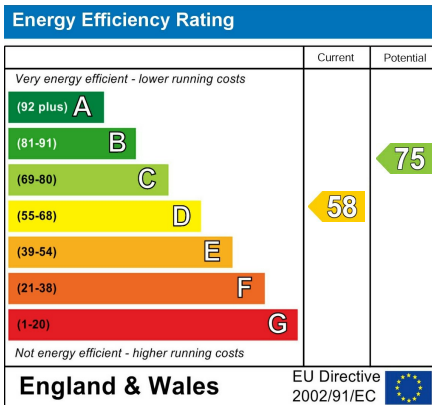
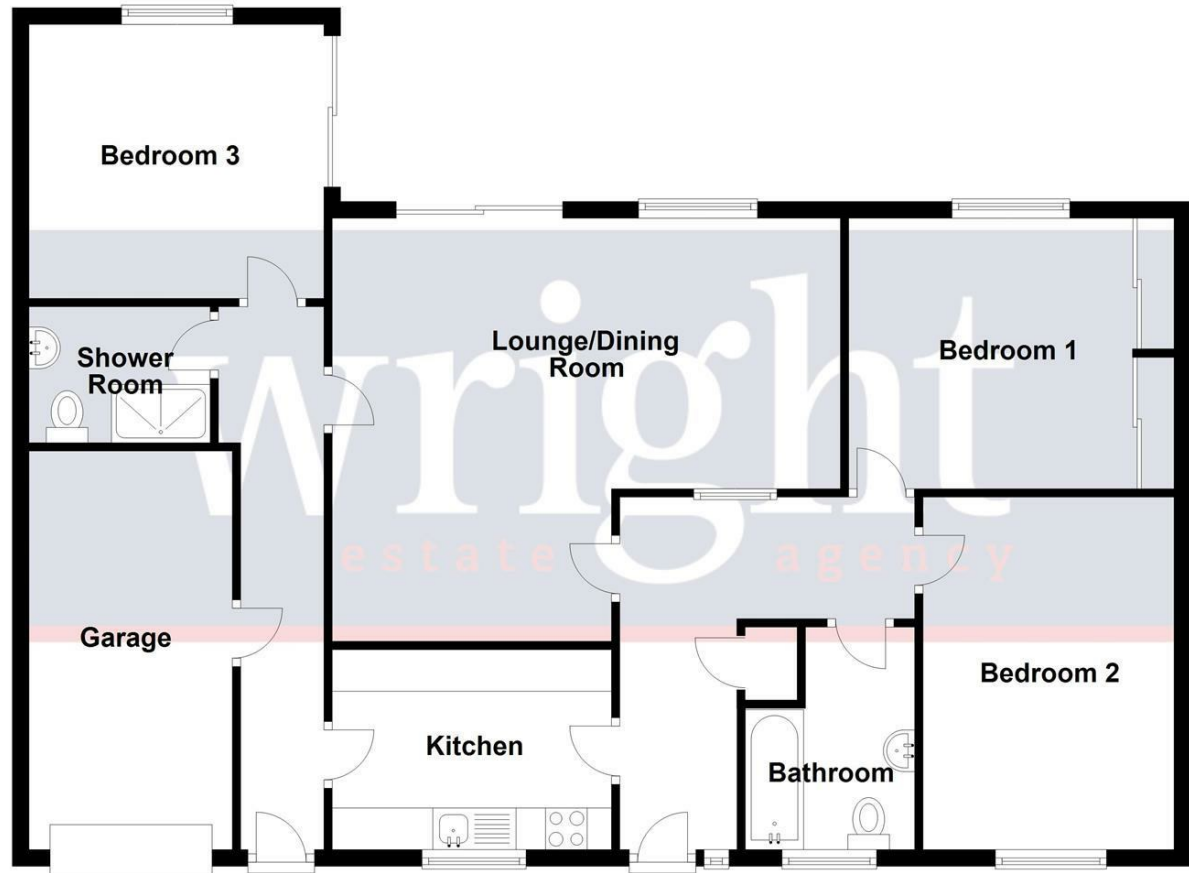
**Council Tax**

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.


**Ground Floor**




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 .....