



- Detached Bungalow
- Driveway & Garage
- Popular Location

- 2 Bedrooms
- Conservatory
- Short Walk to Shops

- CHAIN FREE
- Sunny Rear Garden
- Viewing Recommended!

40 Woodhall Drive, Lake, PO36 9QB

£275,000

This well-presented detached bungalow is located in a quiet cul-de-sac on the popular Merrie Gardens estate. Several local supermarkets and bus stops with a regular service to Shanklin and Sandown are all within easy walking distance.

The light and airy accommodation comprises 2 bedrooms, lounge/dining room, separate kitchen, conservatory, and wet room. Additionally, the property benefits from a sunny rear garden, driveway parking, and a garage with an electric roller door.

The convenient location, well-presented interior, and lovely rear garden makes this an ideal home for anyone looking to enjoy a more relaxed pace of life in one of the Island's most popular coastal areas. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



Accommodation

Entrance Hall

Lounge/Dining Room

19'1 x 10'11 max (5.82m x 3.33m max)

Conservatory

10'10 x 8'2 (3.30m x 2.49m)

Kitchen

8'9 x 6'7 (2.67m x 2.01m)

Bedroom 1

11'2 x 9' (3.40m x 2.74m)

Bedroom 2

9' x 7'2 (2.74m x 2.18m)

Wet Room

6'2 x 6' (1.88m x 1.83m)

Outside

To the front of the property the garden is gravelled for ease of maintenance. The rear garden is laid mainly to lawn with a patio area, greenhouse, summerhouse and garden shed.



Services

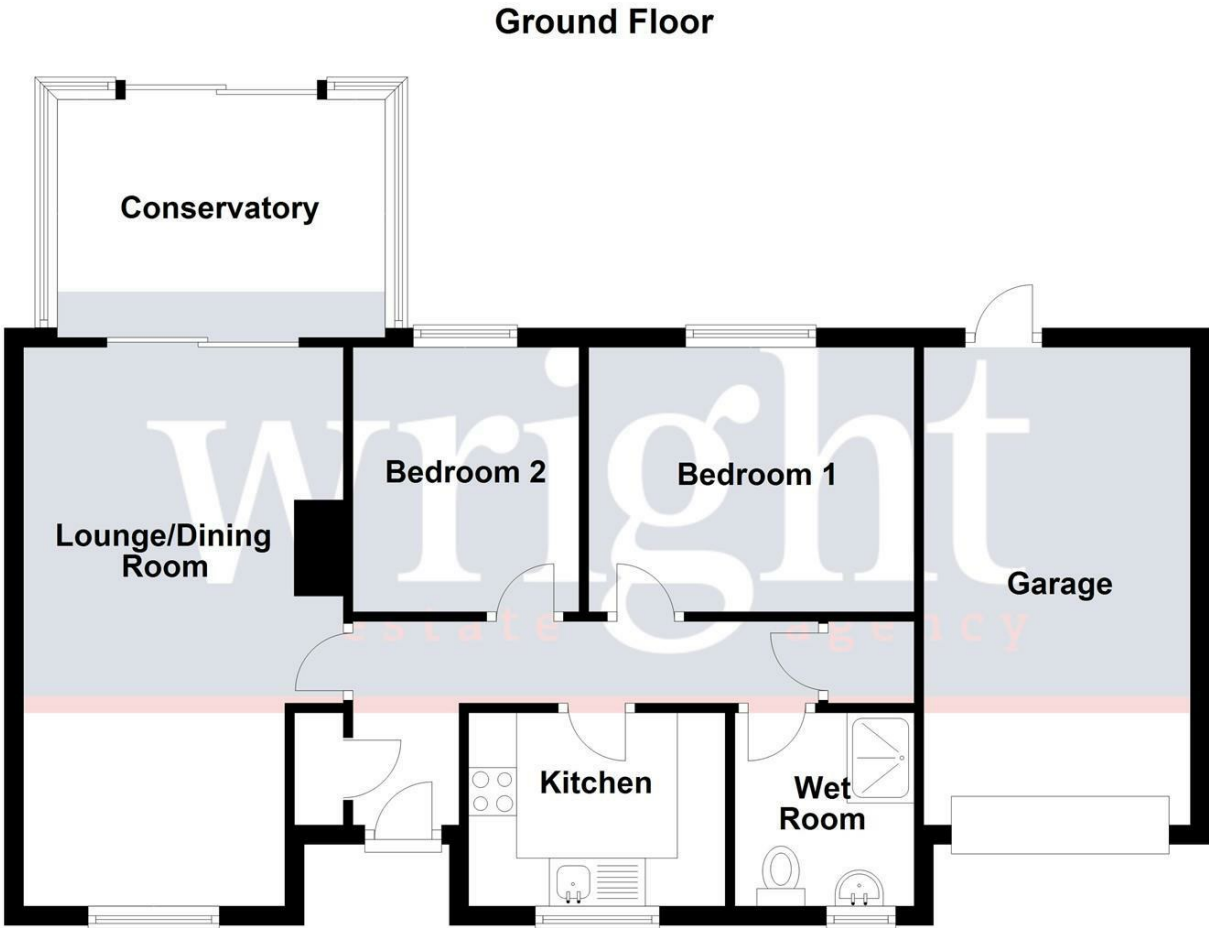
Unconfirmed: electric, telephone, mains water and drainage.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 Tomblesons 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

Viewing: Date Time