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wright
estate agency



- Semi-Detached Bungalow
- Recently Fitted Kitchen
- Short Walk to Cliff Path & Local Convenience Store

- 2 Bedrooms
- Driveway & Garage
- Pretty Gardens

- Spacious Lounge/Diner
- Quiet Cul-de-Sac Location
- Viewings Welcome

3 Westlake Avenue, Lake, PO36 9NJ

£320,000

This superbly presented bungalow is located in a quiet cul-de-sac, just a short walk from the Cliff Path with access to the beach, the local train station with direct ferry connections to the mainland, and a local convenience store for the day to day essentials. A regular bus service provides easy access to both Shanklin and Sandown with a variety of useful amenities on offer.

The accommodation comprises 2 bedrooms (both with fitted storage), a spacious lounge/diner, a recently fitted kitchen, and a modern bathroom. Additionally, the property benefits from driveway parking for 2 cars and the garage with power and lighting. The front garden is laid mainly to lawn with a manicured hedge providing a good degree of privacy, whilst the rear garden has been paved with flower beds for ease of maintenance.

The very peaceful and convenient location makes this an ideal home for anyone looking to enjoy a slower pace of life in one of the Island's most popular coastal settings. A viewing is recommended to fully appreciate everything this fantastic bungalow has to offer!



Accommodation

Entrance Hall

Lounge/Diner

20'4 x 10'7 max (6.20m x 3.23m max)

Kitchen

13'10 x 10'1 max (4.22m x 3.07m max)

Inner Hallway

Bedroom 1

12'2 including wardrobes x 11'11 (3.71m including wardrobes x 3.63m)

Bedroom 2

9'11 x 8'7 (3.02m x 2.62m)

Bathroom

8' x 5'5 (2.44m x 1.65m)

Outside

To the front of the property the garden is laid mainly to lawn with a selection of plants and a manicured hedge offering a good degree of privacy. The driveway provides off road parking for 2 cars and access to the garage with power and lighting. The rear garden is enclosed and laid to paving with flower beds for ease of maintenance.



Services

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

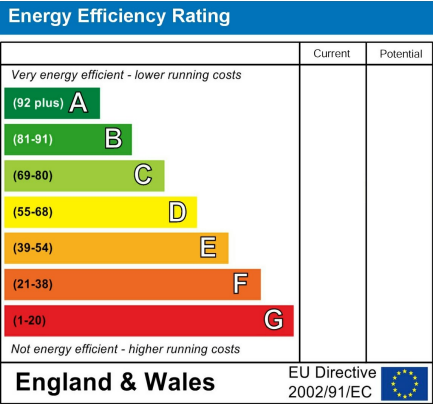
Council Tax

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



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