



- Stunning Countryside Views from the main living space
- South facing garden
- Predicted EPC A - Super Efficient Home
- Opportunity to extend above the garage
- PV (Solar) Panels. Air Source Heat Pump & Underfloor Heating
- Award Winning Development for Build Quality
- Located on the edge of the development
- 10 Year Build Warranty and Captiva Exclusive 2 Year Defect Warranty
- Mortgage rates as low as 1% possible through Own New Scheme

Plot 60, Newbridge, Lily Cross Farm West Street, Godshill, Ventnor, PO38
3HI

£439,995

Welcome to Lily Cross Farm, the latest development from Captiva Homes. This is a select development of 2,3 & 4 bedroom homes including bungalows. The 'Newbridge'; where tradition meets the contemporary. This stylish DETACHED home is full to the brim of appealing features. The family sitting room is wonderfully light emanating from the box bay window overlooking the pretty garden. The stunning open plan kitchen/dining/living space to the rear is similarly well lit and seamlessly connects to the garden from its deep bay. The well proportioned accommodation includes 3 bedrooms, the master being en suite, and a family bathroom for all to use. The attached garage allows for a dedicated utility area to the rear keeping base functional facilities away from the open plan kitchen/diner. This appealing development is positioned within the village of Goshill with picturesque rural surroundings and a 'postcard perfect' village centre with convenience store, buses and some wonderful establishments to eat and drink. The village sits between the Island's principal town of Newport and the popular coastal town of Shanklin. Newport town is home to the most extensive range of retail shops, services and facilities found anywhere on the Island and these will be a short car journey away. A network of footpaths and bridleways navigate the rural surroundings connecting to other well-trod routes, villages and towns. Call us on 01983 611511 to check availability for these lovely new homes. NB: Images & virtual tour used are of a show home from a previous site as a guide to how this property could look when decorated and furnished.



Accommodation

Entrance Hall

Cloakroom W.C

Living Room

13'2" x 14'8" (4.01m x 4.47m)

Kitchen/Diner

20'10" x 12'4" (6.35m x 3.76m)

Landing

Bedroom 1

13'4" x 13'2" (4.06m x 4.01m)

En Suite

Bedroom 2

11'3" x 9'5" (3.43m x 2.87m)

Bedroom 3

9'5" x 9'2" (2.87m x 2.79m)

Bathroom

6'0" x 7'6" (1.83m x 2.29m)

Garage

Attached garage with an up and over door. internal access to kitchen/Diner. Dedicated utility area.

Parking

Driveway parking

Garden

Lawned gardens

Tenure

Freehold

Council Tax

To be confirmed

Heating

Air source heat pump and underfloor heating

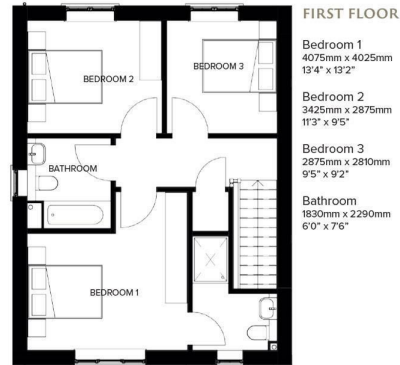
Services

Unconfirmed gas, electric, water, drainage and broadband.

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.

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Viewing: Date Time