



**8 LINNET CLOSE, NEWPORT**  
**, PO30 5GT**

**£279,000**  
**FREEHOLD**

A very well presented 3 bedroom end of terrace home. Located in a popular and convenient location with the benefits of enclosed garden, garage and parking.

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SALES & LETTINGS



## 8 LINNET CLOSE

- 3 bedroom immaculate home
- Garage and parking
- Enclosed garden
- Well presented throughout



The accommodation with approximate measurements co

### Hallway

Stairs to 1st floor. Understairs cupboard and storage. Radiator

### Kitchen / Diner 14'3" x 9'2"

Double glazed windows to front. Modern kitchen suite with wall and floor units. Mid level grill and oven. Gas hob with extractor over. Stainless sink and drainer. Space for washing machine and dishwasher. Space for fridge / freezer.

### Lounge 15'5" x 12'1"

Large patio doors to rear garden. Radiator.

### Master bedroom 14'1" x 9'2"

Double glazed window to front. Radiator.

### Bedroom 12'5" x 9'2"

Double glazed window to rear. Radiator

### Bedroom 9'2" x 5'10"

Double glazed window. Radiator.

### Family Bathroom

Obscured double glazed window. Bath with shower over. Basin. W.C. Heated towel rail.

### Rear garden

Mainly laid to lawn. Patio area. Side access to front. Side door to garage

### Garage

Light and power. Up and over garage door.

### Additional information

Council Tax: Band C

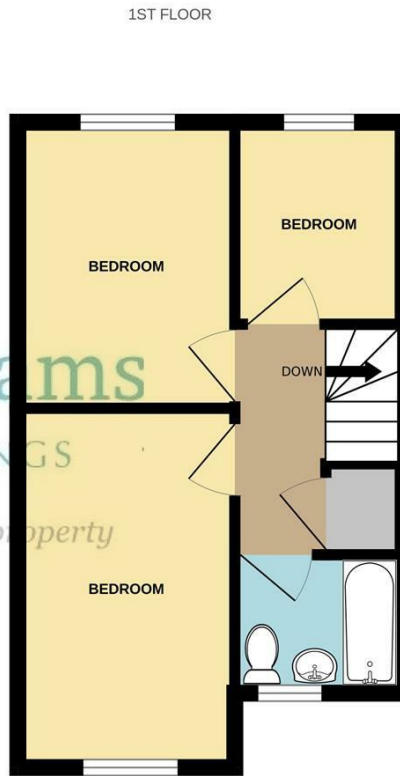
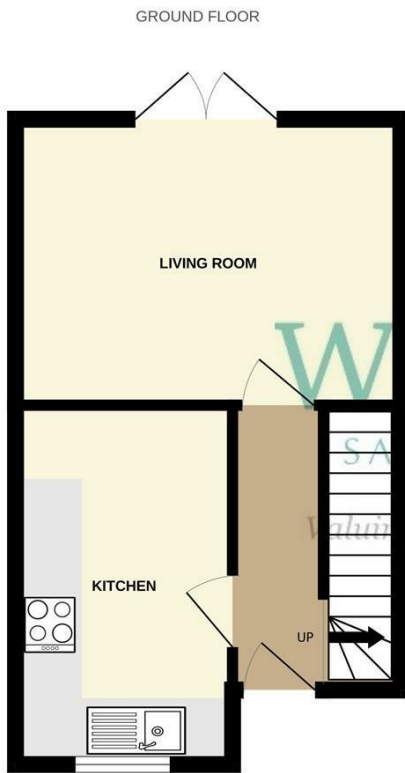
EPC "D"

Freehold



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	83	68

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements