



- Spacious Link-Detached Bungalow
- Beautiful Lawned Gardens
- CHAIN FREE

- 3 Bedrooms
- Driveway & Garage
- Lounge, Kitchen/Diner & Conservatory

- Bathroom & Separate Shower Room
- Short Walk to Beach
- Viewings Welcome

19 Culver Way, Yaverland, PO36 8QJ

**£379,950**

This spacious link-detached bungalow is located in the very sought after coastal area of Yaverland, just a short walk from the beach, with miles of coastal paths to explore. The nearby town centre provides access to a variety of useful local amenities, including shops, supermarkets and both Islandwide and mainland transport links.

The flexible accommodation comprises 3 bedrooms, lounge, kitchen/diner, conservatory, bathroom, and separate shower room. Additionally, the property benefits from a driveway providing off road parking and access to the attached garage. The well-kept front and rear gardens are mainly laid to lawn with a variety of established shrubs.

The very popular location, beautiful accommodation and ample parking makes this an ideal home for anyone looking to take full advantage of life by the sea in one of the Island's most sought after coastal locations. A viewing is a must to fully appreciate everything this truly impressive CHAIN FREE home has to offer!



## Accommodation

### Porch

### Hallway

### Lounge

18'6" x 10'5" (5.64m x 3.18m)

### Dining Area

12'3" x 9'11" (3.73m x 3.02m)

### Kitchen

11' x 9'10" (3.35m x 3.00m)

### Conservatory

16' x 9'9" (4.88m x 2.97m)

### Bedroom 1

11'6" x 10'8" (3.51m x 3.25m)

### Bedroom 2

12'9" x 9'6" (3.89m x 2.90m)

### Bedroom 3

8'6" x 7'7" (2.59m x 2.31m)

### Bathroom

10'7" x 5'6" max (3.23m x 1.68m max)

### Shower Room

6'3" x 3'8" (1.91m x 1.12m)

### Garage

16'4" x 8' (4.98m x 2.44m)

### Outside

To the front of the property the garden is laid to lawn. The driveway provides off road parking and access to the attached garage with an up and over door. The lovely rear garden is also laid to lawn with a patio area, shed and summerhouse with power and lighting.



**Services**

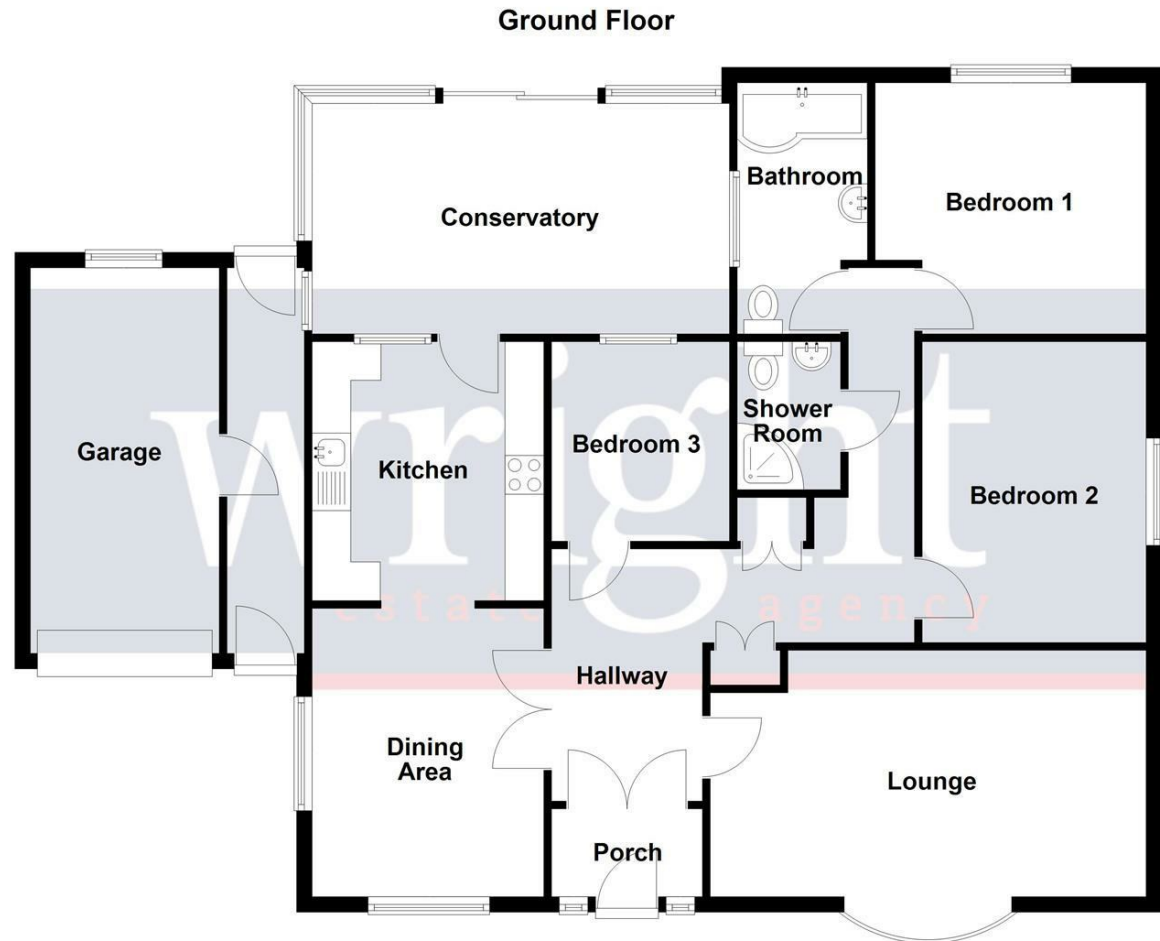
Unconfirmed: gas, electric, telephone, mains water and drainage.

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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PROTECTED

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**Viewing:**      Date .....      Time .....