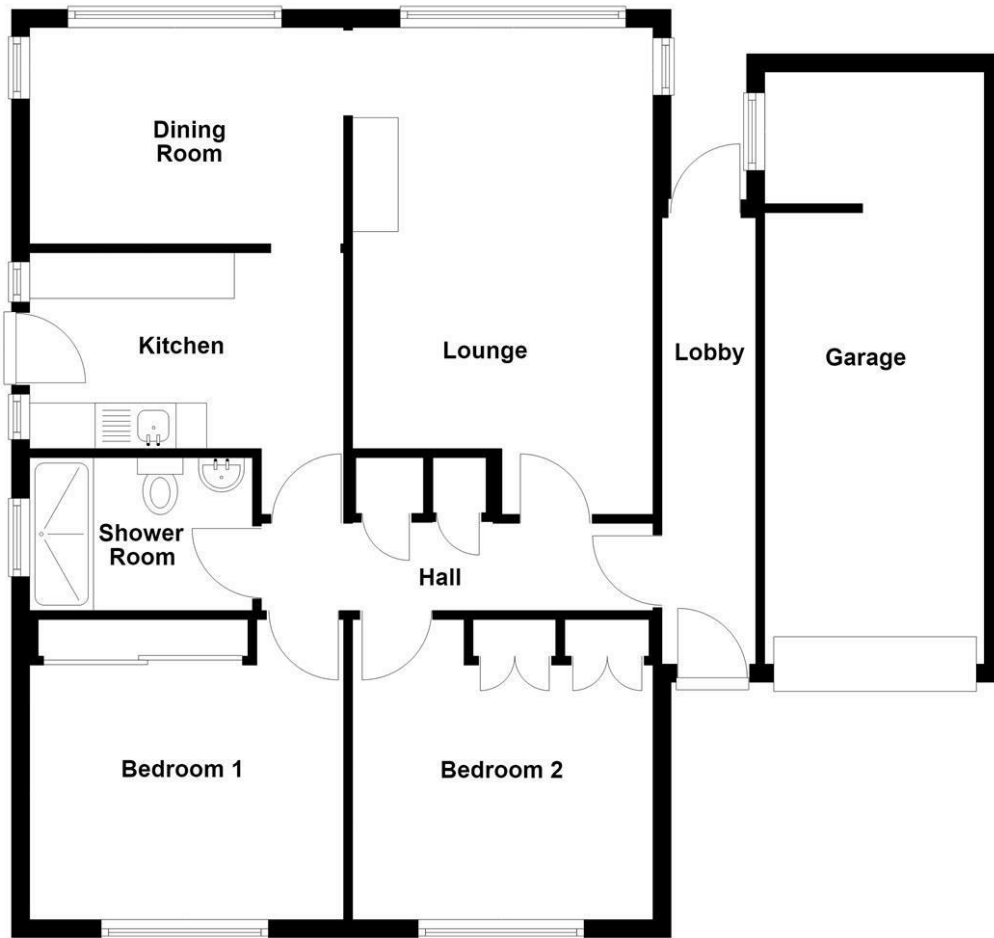


## Ground Floor



Floorplans are not to scale and for guidance only

| 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>                  | 81      | 86        |
| EU Directive 2002/91/EC                     |         |           |

## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

# LOVE WHERE YOU LIVE

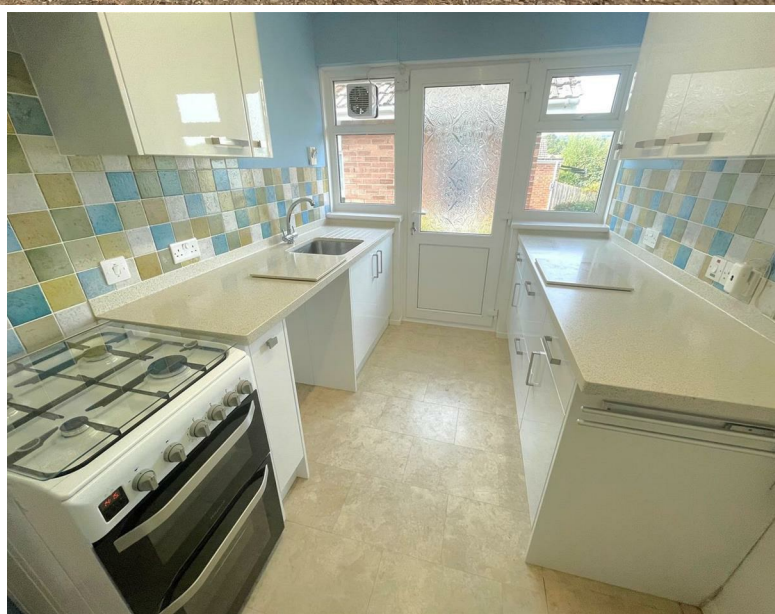
46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



6  
DOWNLAND VIEW  
SHANKLIN  
PO37 7EE

£285,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



• CHAIN FREE • LINK-DETACHED BUNGALOW • TWO BEDROOMS • GAS CENTRAL HEATING • REPLACEMENT UPVC DOUBLE GLAZED WINDOWS • RE-FITTED KITCHEN AND SHOWER ROOM SUITES • PARKING AND GARAGE • FRONT AND REAR GARDENS

A link detached Bungalow (by Garage only) being well situated on a popular residential development that is within one mile of Shanklin town centre and about half a mile from the Morrisons & Aldi supermarkets in Lake. Benefits to the property include gas fired central heating, replacement uPVC double glazed windows, re-fitted Kitchen & Shower Room suites. Outside, there is a driveway that leads to a Garage and there are gardens to the front and rear of the property. The property is offered with no onward chain and we would recommend an internal viewing. It comprises:

Front door to

**ENCLOSED ENTRANCE 16'1 x 3'5 (4.90m x 1.04m)**

#### **ENTRANCE HALL**

With airing cupboard, ceiling hatch to roof space with Glow-worm gas fired Boiler.

**LOUNGE 17'6 max x 10'10 max (5.33m max x 3.30m max)**

Leading to

**DINING AREA 10'9 x 7'9 (3.28m x 2.36m)**

**KITCHEN 10'9 x 7'7 (3.28m x 2.31m)**

#### **SHOWER ROOM**

With walk-in shower, wash basin and WC.

**BEDROOM ONE 10'10 x 10'10 into wardrobes (3.30m x 3.30m into wardrobes)**

**BEDROOM TWO 10'10 x 10'10 into wardrobes (3.30m x 3.30m into wardrobes)**

#### **OUTSIDE**

Open plan front garden being mainly laid to lawn. Driveway providing additional parking and leading to Garage (21'4 max x 7'11) with up and over door, power and light. Enclosed rear garden with patio area., shed, lean to, greenhouse, established shrubbery and background Downland views.

#### **SERVICES**

All mains are available

#### **TENURE**

Freehold

#### **COUNCIL TAX**

Band C

NB There are solar panels which we understand are on a lease basis, 2011 for approximately 25 years.

