



- Spacious Bungalow
- Large Lounge
- Lovely Rear Garden with Fantastic Views

- 3 Bedrooms
- Garage/Utility Area
- Ample Driveway Parking

- Modern Kitchen/Dining Room
- Short Walk to Seafront
- Viewings Welcome

65 Culver Way, Yaverland, PO36 8QL

**£439,950**

This superb bungalow is located in the very sought after coastal area of Yaverland, just a short walk from the beach with miles of sandy beaches and coastal paths to explore. The nearby town centre provides access to a variety of useful local amenities, including shops, supermarkets, and Sandown train station with direct ferry connections to the mainland

The spacious accommodation comprises 3 bedrooms, large lounge, a modern fitted kitchen opening into the dining room, and a shower room. Additionally, the property benefits from a driveway, and a garage with a utility area that can be accessed directly from the kitchen. The well-kept front and rear gardens are mainly laid to lawn with lovely views towards Sandown Bay.

The very popular coastal location, spacious accommodation, ample driveway parking, and lovely gardens 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 settings. A viewing is a must to fully appreciate everything this truly impressive bungalow has to offer!



## Accommodation

### Entrance Hall

### Kitchen

10'11 x 7'9 (3.33m x 2.36m)

### Dining Room

16'10 x 11' (5.13m x 3.35m)

### Lounge

17'5 x 11'1 (5.31m x 3.38m)

### Bedroom 1

12'10 x 10'9 plus fitted wardrobe (3.91m x 3.28m plus fitted wardrobe)

### Bedroom 2

9'9 x 9'8 plus fitted wardrobe (2.97m x 2.95m plus fitted wardrobe)

### Bedroom 3

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

### Shower Room

7'3 x 5'9 (2.21m x 1.75m)

### Garage/Utility Area

15'4 x 11'4 max (4.67m x 3.45m max)

### Outside

To the front of the property the garden is laid to lawn. The driveway provides off road parking for several cars and access to the garage/utility area. Gated side access leads to the good-sized rear garden, which is also laid to lawn with a patio area with direct from the lounge and a summerhouse.



**Services**

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

**Council Tax**

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.

**Ground Floor**



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>84</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>62</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  


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