shanklin@wright-iw.co.uk

wright
estate agency

- Semi-Detached Home
- Driveway Parking
- Some Modernisation Required
- 2 Double Bedrooms
- Short Walk to Shanklin 'Old Village'
- Ideal Full-Time or Holiday Home
- 2 Reception Rooms & Conservatory
- CHAIN FREE
- Viewings Welcome

Larch Cottage 11a Pomona Road, Shanklin, PO37 6PF

£250,000

This charming older style home is conveniently located just a stone's throw from Shanklin 'Old Village' with it's picturesque thatched cottages and popular eateries to choose from. The nearby town centre is within easy walking distance and provides access to a range of useful amenities. The seafront is only a few minutes away by car and offers miles of sandy beaches and coastal paths to explore.

The well-proportioned accommodation would benefit from general updating and comprises 2 reception rooms, a separate kitchen with a breakfast area, conservatory, and wet room on the ground floor, with 2 double bedrooms and a large bathroom on the first floor. Additionally, the property benefits from a driveway providing off road parking and a lawned garden to the front of the property, with a patio area to the side.

The popular location, potential for improvement, and easy access to the town centre and seafront makes this an ideal full-time or holiday home for anyone wanting to take of advantage of the many useful amenities Shanklin provides. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!

Accommodation

Conservatory
12'2 x 7'1 (3.71m x 2.16m)

Dining Room
15'2 x 12'1 (4.62m x 3.68m)

Lounge
12'1 x 12'1 (3.68m x 3.68m)

Kitchen
8'11 max x 7'5 (2.72m max x 2.26m)

Breakfast Area
7'4 x 5'5 (2.24m x 1.65m)

Wet Room

First Floor Landing

Bedroom 1
12'1 x 12'1 (3.68m x 3.68m)

Bedroom 2
12'3 x 8'9 (3.73m x 2.67m)

Bathroom
12' x 7'5 (3.66m x 2.26m)

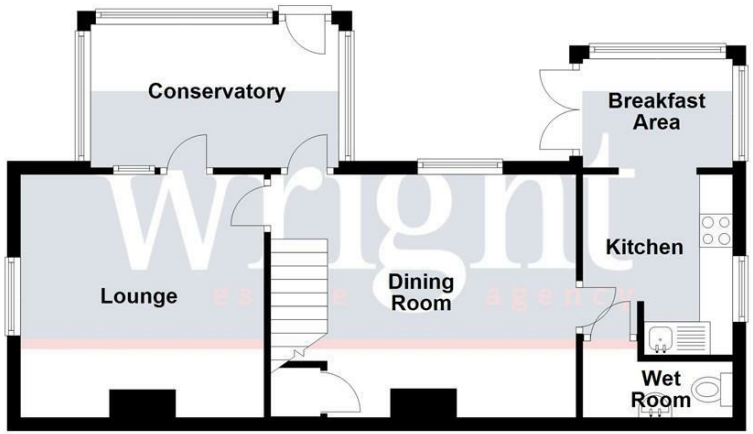
Outside
To the front of the property the driveway provides off road parking and access to the lawned garden, with a patio area to the side of the property.

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

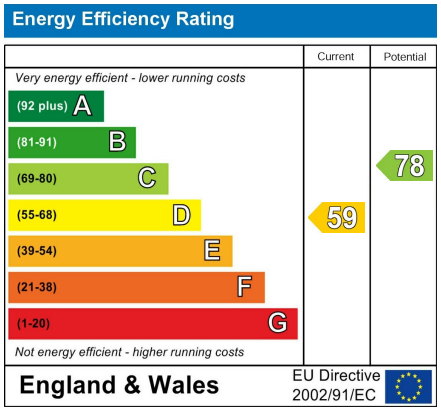
Council Tax
Band C - Please contact The Isle of Wight Council on 01983 823901.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor



First Floor



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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The Property Ombudsman

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