



£120,000

99 Medina Park Folly Lane, Whippingham, Isle Of Wight, PO32 6LZ





Situated in a rural and tranquil setting is this beautifully presented static park home offering a good size wrap around garden. This lovely park home is spacious throughout and is located on the lower side of Medina Park and enjoys a sought after and peaceful setting with pathways offering a colourful surrounding to this comfortable home.

The accommodation is light throughout and comprises of a double glazed porch, welcoming hall with storage, double aspect lounge with stunning views, kitchen/ diner, two bedrooms and bathroom wc. Additional features include double glazing, gas central heating and a good size garden. There is off road parking to the front of the property. This stunning location has a lovely community feel therefore we highly recommend a viewing to fully appreciate the accommodation and location on offer.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located a mile away.



Porch	6'0" x 2'8"
Hallway	
Lounge	11'5" x 10'6"
Kitchen/ Diner	11'5" x 11'5"
Bedroom 1	9'7" x 9'0"
Bedroom 2	8'7" x 8'5"
Bathroom	7'3" x 5'1"

Outside

The front garden is laid to decorative shingle and shrubs and enjoys far reaching Countryside views. Gated access to both sides. The rear garden is laid mainly to patio and shingle with various flower borders. Two out buildings with power. Larger patio area to one side perfect for table and chairs to sit out and on and enjoy the sunshine and peaceful surroundings.

Parking

Driveway parking to the side of the property.

Council Tax

Band A

Services

Unconfirmed mains water, electric and gas

Additional Information

Site Fee - £241.00 per month

No Pets

Indefinite Lease

On completion of the sale 10% of the sale price is due to the site owners.

Sewerage Charge - Included within the site fees.

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) 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



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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

wright
 estate agency