

## Arreton, Newport, Isle of Wight



- **2 Bedroom Detached Bungalow**
- **Garage & Driveway**
- **Village Location**
- **Fabulous Countryside Walks on the Doorstep**
- **Chain Free**



## About the property

Two-Bedroom Detached Bungalow in Popular Arreton Location

Situated in the popular village of Arreton, this well-presented two-bedroom detached bungalow offers a fantastic opportunity for those seeking a peaceful countryside setting while remaining within easy reach of Newport and the wider Isle of Wight.

The property is chain-free and provides well-proportioned accommodation, including two double bedrooms, a generous lounge/living room and a spacious kitchen/breakfast room. Outside, the property benefits from a private, well-sized rear garden, driveway parking and a garage.

The location is a particular highlight. With beautiful countryside and a range of scenic walking routes close by, the property is also conveniently positioned near one of the Island's main cycle tracks, making it ideal for those who enjoy exploring the surrounding countryside on foot or by bike.

Local amenities are also close at hand, with Arreton Barns and Harvey Brown's Farm Shop right on the doorstep, providing a selection of shops, refreshments and other village facilities.

For those needing to commute or enjoy the amenities of the Island's main town, Newport is within easy reach, while the property's semi-rural position provides an appealing balance of convenience and tranquillity.

An excellent opportunity to acquire a detached bungalow in a sought-after Arreton location, with spacious accommodation, generous outside space, parking and garage, all offered to the market with no onward chain.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Freehold

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggio.co.uk](mailto:sales@triggio.co.uk)

## Accommodation

### GROUND FLOOR

Entrance Hall

Storage

Living Room 12'10 x 12'

Kitchen/Diner 11'9 x 10'9

Bedroom 11'11 x 10'10

Bedroom 11'6 x 9'10 Fitted Wardrobes

Shower Room

### OUTSIDE

Front Garden

Rear Garden

Driveway Parking

Garage

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**

### 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>                            | 75      | 80        |
| (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 |         |           |