

Newport, Isle of Wight



- **1 Bedroom Coach House**
- **Allocated Parking**
- **Superbly Presented**
- **Modern, Low Maintenance & Energy Efficient**
- **Quiet Position Yet Convenient**



About the property

A well-presented one-bedroom first-floor coach house, ideally located in the heart of Newport, within easy reach of the town centre and vibrant high street. The property enjoys close proximity to a wide range of local amenities including shops, bars, cafés, and restaurants, as well as being just a short distance from Sainsbury's, making it perfectly positioned for convenient day-to-day living.

The accommodation is thoughtfully arranged and benefits from its own allocated parking space. Internally, the property offers a light, bright, and airy open-plan living room and kitchen, creating a welcoming and sociable space ideal for both relaxing and entertaining. The generous double bedroom provides comfortable accommodation, while a separate, well-appointed family bathroom completes the layout.

This attractive coach house presents an excellent opportunity for a variety of purchasers, including first-time buyers looking to step onto the property ladder, buy-to-let investors seeking a strong and easily rentable asset, or those in search of a low-maintenance bolt hole in a central and well-connected location.

Local Authority - Isle of Wight Council
Council Tax Band - A
Tenure - Leasehold

Accommodation

GROUND FLOOR

Communal Entrance

Stairs To

FIRST FLOOR

Hallway

Living Room 11'5 x 9'6

Kitchen 9' x 5'11

Bedroom 11'8 x 8'7

Bathroom

OUTSIDE

Allocated Parking

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

CONTACT US

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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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			