shanklin@wright-iw.co.uk

wright
estate agency

- Detached Bungalow
- Large Kitchen
- Enclosed Gardens
- 2 Bedrooms
- Fantastic Views
- CHAIN FREE
- Lounge & Separate Dining Room
- Shared Driveway & Garage
- Viewings Welcome

21 Kestrel Close, Lake, PO36 9QL

£255,000

This detached bungalow is located in a quiet cul-de-sac on the popular Merrie Gardens estate. Several local supermarkets and bus stops with a regular service to Shanklin and Sandown are all within easy walking distance. The seafront is only 5 minutes away by car with miles of sandy beaches and coastal paths to explore.

The accommodation comprises 2 bedrooms, lounge, separate dining room, spacious kitchen, and shower room. Additionally, the property benefits from a shared driveway, an adjacent garage with an up-and-over door, and enclosed gardens.

The tucked away cul-de-sac location, and lovely far reaching viewings makes this an ideal home for anyone looking to enjoy a more relaxed pace of life in one of the Island's most popular coastal areas. A viewing is recommended to appreciate everything this fantastic CHAIN FREE bungalow has to offer!

Accommodation

Entrance Hall

Lounge
17'3 x 1010 (5.26m x 307.85m)

Dining Room
12'2 x 9'3 (3.71m x 2.82m)

Kitchen
13'10 x 8'10 (4.22m x 2.69m)

Bedroom 1
11'9 x 11'5 (3.58m x 3.48m)

Bedroom 2
9'4 x 8'5 (2.84m x 2.57m)

Shower Room
6'6 x 5'6 (1.98m x 1.68m)

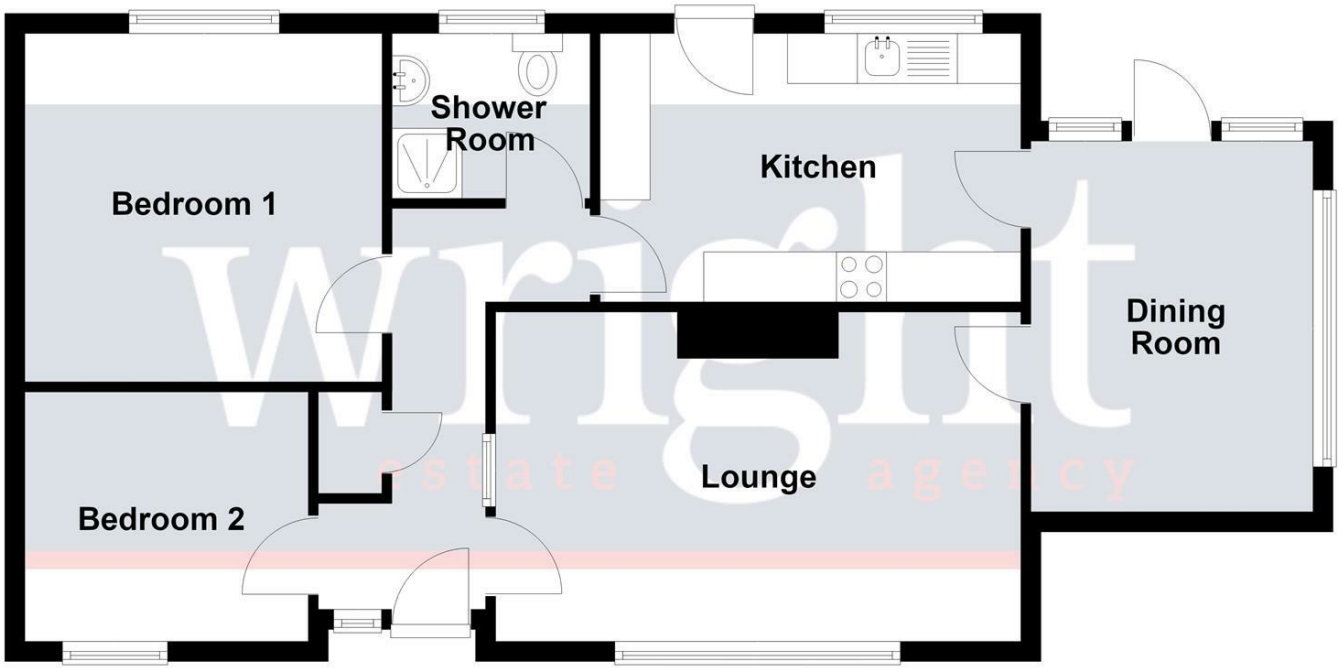
Outside
To the front of the property the shared driveway provides access to the adjacent garage with power. The enclosed side and rear gardens are laid to lawn with a patio area and greenhouse with power.

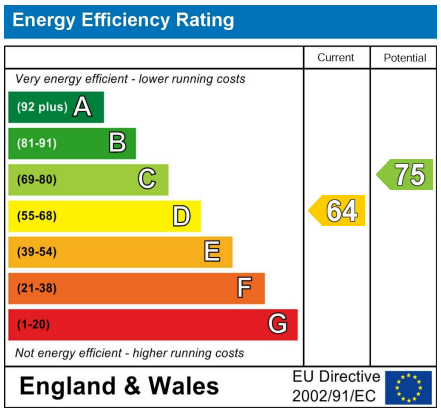
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

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

Ground 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 .....