

## Godshill, Isle of Wight



- **3 Bedrooms**
- **Off Road Parking For Two**
- **Very Sought After Village**
- **Private Garden**
- **Modern Throughout**



## About the property

Situated within walking distance of the charming High Street in Godshill, this attractive home enjoys easy access to a range of village amenities, including a local post office, welcoming pubs, and a selection of quintessentially English shops and eateries.

For those who enjoy the outdoors, the surrounding countryside offers an abundance of scenic walks, with routes to Freemantle Gate and Appuldurcombe House among the local favourites. Cyclists will also appreciate convenient access to the renowned Red Squirrel Trail.

Inside, the accommodation has been thoughtfully designed to suit modern living. The sociable kitchen/dining room provides an excellent space for family life and entertaining, while the generously sized lounge offers a comfortable place to relax. A convenient ground-floor cloakroom/WC completes the downstairs accommodation.

Upstairs, there are three well-proportioned bedrooms together with a family bathroom, providing practical and comfortable living space for families, couples, or those working from home.

Externally, the property benefits from a low-maintenance, south-facing rear garden, ideal for enjoying the sunshine throughout the warmer months. To the front, a private driveway provides off-road parking for two vehicles.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 14'10 x 10'

Kitchen/Breakfast Room 14'10 x 9'6

Cloakroom w/c

### FIRST FLOOR

Landing

Bedroom 1 9'1 x 8'1

Bedroom 2 10' x 7'1

Bedroom 3 10' x 7'1

Bathroom

### OUTSIDE

Front Garden

Side Garden

Rear Garden

Off Road Parking For 2 Cars

## 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

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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**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(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		