

shanklin@wright-iw.co.uk

wright
estate agency



- Detached Family Home
- Extensive Rear Garden
- Some Modernisation Required

- 3 Bedrooms
- Countryside Views
- CHAIN FREE

- Large Lounge/Diner & Separate Kitchen
- Gated Driveway Parking
- Viewings Welcome

Harlequin Westhill Road, Shanklin, PO37 6PY

£375,000

Located in the charming Westhill area of Shanklin, this delightful detached house presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or anyone in need of extra space. The inviting lounge/dining room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a first floor bathroom complimented by a separate W.C on the ground floor, ensuring convenience for all residents. The property is designed to provide a harmonious blend of comfort and functionality, whilst providing ample scope for the home to be extended and modernised to tailor the specific needs of the new owners.

One of the standout features of this property is the extensive rear garden, which is laid mainly to lawn with a stream towards the end of the garden and bordered with mature hedges providing a good degree of privacy and seclusion. There is a gated driveway with potential for a car port or garage to be built. This added convenience allows for easy access and peace of mind for homeowners.

Situated on the outskirts of the town, residents will enjoy the benefits of a vibrant community, with local amenities, schools, and beautiful countryside scenery just a stone's throw away. This location is perfect for those who appreciate the charm of living in a peaceful sylvan setting whilst still being close to the many essential services Shanklin has to offer.



Accommodation

Entrance Hall

Cloakroom

Kitchen

12'4 x 8'5 (3.76m x 2.57m)

Lounge/Dining Room

18'1 max x 14'1 max (5.51m max x 4.29m max)

First Floor Landing

Bedroom 1

18'1 max x 10'5 max (5.51m max x 3.18m max)

Bedroom 2

11'10 x 8'5 (3.61m x 2.57m)

Bedroom 3

8'5 x 7' (2.57m x 2.13m)

Office/Store Room

5'2 x 2'11 (1.57m x 0.89m)

Bathroom

7'5 x 5'11 (2.26m x 1.80m)

Outside

To the front of the property the gated driveway provides off road parking. The good sized rear garden is laid mainly to lawn with a variety of established trees and a stream located towards the bottom of the garden. Mature hedges enclose the garden and provide a good degree of privacy and seclusion.



Services

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

Council Tax

Band E - 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 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		
	50	74
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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF
Phone: 01983 866822
Email: shanklin@wright-iw.co.uk

Viewing: Date Time