

## Godshill, Ventnor, Isle of Wight



- **3 Bedroom Semi-Detached Bungalow**
- **Driveway**
- **Sunny, Private Rear Garden**
- **Quiet Tucked Away Position**
- **Countryside Walks Close By**



## About the property

Tucked away, quiet and offering village amenities close by! This three bedroom bungalow in the Godshill Village is offering driveway parking, a well sized and sunny rear garden and excellent accommodation inside too.

Godshill is a quintessentially English village with thatched Tea rooms, local pubs, historic churches and a traditional community feel. The property sits close to wonderful countryside walks such as the Red Squirrel and Sunshine Trails and still offers regular bus service through the village with a bus stop around the corner.

Sit at the end of a quiet cul de sac, the property is well maintained and looked after with a pretty rear garden and useful side access too. The property also has the benefits of Solar Panels which were bought by the current owner.

Internally, the property has two well sized bedrooms with an additional bed/study room too. The lounge/diner is the perfect hub to the home whilst there is a modern kitchen and family bathroom too.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/diner 19'9 x 9'6

Kitchen 9'2 x 8'4

Bedroom 1 14'1 x 9'6

Bedroom 2 9'8 x 8'4

Bedroom 3 8'8 x 8'3

Shower room

### OUTSIDE

Driveway

Side Access

Rear Garden

## 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>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		71	
(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			