

Wroxall, Ventnor, Isle of Wight



- **2 Double Bedrooms**
- **Garage and Driveway**
- **Beautifully presented**
- **Far Reaching Countryside views**
- **Quiet, village location**



About the property

Beautifully presented to a very high standard and immaculately kept by its current owners! This wonderful two double bedroom detached bungalow is the perfect home for those simply wishing to move straight in and want nothing more to do than simply decide, where to put the furniture. Its wonderful far reaching views are a sight to behold and ensure you feel a part in close proximity of the countryside.

Situated in the South Wight village of Wroxall, the property sits close to some of the islands' best countryside walks from Stenbury Down to the trails surrounding the Manor of Appuldurcombe House and Freemantle Gate. A local shop, pub and even a charity Donkey Sanctuary with its popular cafe can also be found here.

Even from the kerb, it's clear that this property has been very well cared for and seen a good level of investment over the years. There is driveway parking for several cars plus a garage, which is furthered with even more workshop space at the rear. The garden is cleverly designed and ensures that the space is relatively low maintenance but also south facing and offers space for those with green fingers to still make it their own.

Internally, from top to bottom, this bungalow is in fabulous condition. There are two double bedrooms suitably complimented by a modern bathroom. The living space is very well sized and both kitchen/diner and lounge offer a social aspect, linking well with the garden.

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

Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge 17'2 x 11'6

Kitchen/Diner 11'8 x 10'8

Bedroom 1 10'1 x 9'9 built in wardrobe

Bedroom 2 11'8 x 9'7

Bathroom

OUTSIDE

Garage 17'4 x 6'7

Driveway for Several Cars

Front Rear Garden

Rear Garden

Shed 12'3 x 6'7

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>

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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			81
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			