

£249,950 Freehold

## Wroxall, Ventnor, Isle of Wight



- 2 Bedrooms
- Stunning Cottage
- Open plan lounge & dining area
- Perfect location for the Red Squirrel Trail
- Enclosed rear garden



Call 01983-525710 to view this home, or visit <u>www.triggiow.co.uk</u> for more details.



#### About the property

A wonderful character cottage, located with stunning views of Appuldurcombe House, fantastic walks on the doorstep and in great condition throughout. This charming property sits in a quiet location, offers amazing countryside views and is likely to be extremely popular.

Set in the South Wight village of Wroxall, this property offers a village position with Wroxall Downs within touching distance, plus the red squirrel cycle track that links through to Newport and Shanklin. Wroxall offers a good local shop, pub and primary school too. Its close proximity to Ventnor and Shanklin also means you can reach the beach in a short drive.

Internally, the ground floor has a spacious open plan lounge and dining area flowing through the heart of the property. As you approach the rear of the home you arrive at the kitchen, with handy utility area and the all important ground floor cloakroom, whilst the first floor boasts two spacious double bedrooms and family bathroom.

Externally, the good sized rear garden is laid to lawn with mature trees & shrubs and has a sumerhouse, offering a multitude of uses.

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

#### Accommodation

GROUND FLOOR Entrance Hall Lounge 10'9 x 11'9 Diner 12'7 x 11'3 Kitchen 10'6 x 7'8 Utility 7'9 x 5'0 WC FIRST FLOOR Landing Bedroom 1 14'4 x 11'9

Bedroom 2 12'7 x 8'9

Bathroom

OUTSIDE

Walled Front Garden

Rear Garden

Summerhouse

# **Book a Viewing**

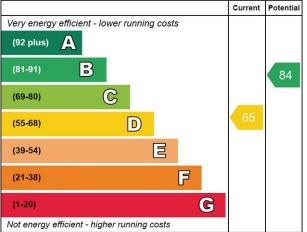
There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

#### triggiow.co.uk

# Energy Efficiency Rating



## **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

### CONTACT US

Ground Floor Trigg House Monks Brook St. Cross Business Park Newport Isle of Wight PO30 5WB

Tel: 01983 525710 Email: sales@triggiow.co.uk

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually acc urate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to rec heck the measurements bef ore committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buy ers should check the working condition of any appliances. We have not sough to verify the legal title of the property and the buyers must obtain verification from their solic itor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.