

## Newport, Isle of Wight



- **3 Bed Semi-Detached Chalet Bungalow**
- **Beautifully Presented**
- **Garage and Off Road Parking**
- **Fantastically Sized Rear Garden**
- **Far-Reaching Countryside Views**



## About the property

Superbly presented, wonderfully well-maintained home situated in tucked away location of Newport, the island's principal town. The property sits conveniently for accessing the town centre with its High Street shops, cafes and restaurants and yet you'll be easily able to get into some of the islands stunning countryside such as Firestone Copse just down the road.

Occupying a corner plot, this family home comes with parking and a garage too, not to mention a large level of outside space with a fantastic rear garden. The garden provides plenty of possibilities for all types of gardener, a veggie patch area for anyone with green-fingers plus sunny lawned space for kids to run around in whilst there is also a sociable terraced area to entertain guests whilst taking in the far-reaching views.

Internally, the property is modern, well presented and offers plenty of light, airy living space. The kitchen is perfect for rustling up a family meal, whilst there is a large lounge/diner to spend the evenings after a day at work. There is a further bedroom on the downstairs whilst the first floor homes two bedrooms including the master and a well designed, modern bathroom.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner 22'10 x 11'4

Kitchen 11'5 x 7'3

Bedroom 2 11'5 x 8'4

Cloakroom

### FIRST FLOOR

Bedroom 1 17'6 x 8'7

Bedroom 3 10'6 x 7'6

Bathroom

### OUTSIDE

Front Garden

Garage

Off Road Parking

Rear Garden

Raised Terrace Area

## 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**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			