

## **Wroxall, Ventnor, Isle of Wight**



- **2 Bedroom Bungalow**
- **Driveway and Carport**
- **Village Location**
- **Chain Free**
- **Countryside Views**



## About the property

Charming 2-Bedroom Semi-Detached Bungalow in a Peaceful Village Setting

Nestled in a delightful village location on the south side of the Isle of Wight, this well-presented 2-bedroom semi-detached bungalow offers comfortable living with modern conveniences. Just a 10-minute drive from the stunning Ventnor Beach, it provides the perfect blend of countryside charm and coastal access.

The property features a modern, well-equipped kitchen, a spacious lounge with picturesque countryside views, and two well-proportioned bedrooms. Outside, there is a private driveway with a carport, offering ample parking.

Ideal for dog lovers, the bungalow is close to scenic walking routes, including the Red Squirrel Trail along the old railway line and the St. Boniface Downs, perfect for exploring the beautiful local countryside.

This inviting home is ideal for those seeking a tranquil lifestyle while remaining close to local amenities and the scenic coastline. Perfect as a permanent residence or a serene holiday retreat.

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

## Accommodation

### GROUND FLOOR

Entrance Hall Cloaks cupboard

Kitchen 10' 0" x 7' 6"

Lounge/Diner 16' 8" max x 12' 4"

Inner Hall Cupboard

Bedroom 1 13' 6" x 10' 10"

Bedroom 2 8' 5" x 9' 2"

Bathroom

### OUTSIDE

Front Garden

Car Port

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**

**[triggio.co.uk](http://triggio.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>	70	
(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		