



## 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](http://www.fensa.org)  
[g.uk](http://g.uk) [www.nesltd.co.uk](http://www.nesltd.co.uk) <http://st.english-heritage.org.uk>

## CONTACT US

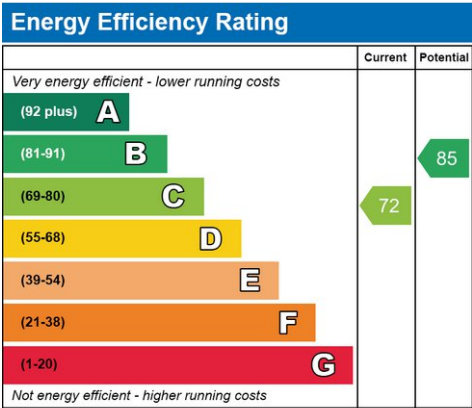
Ground Floor Trigg House Monks Brook  
St. Cross Business Park Newport  
Isle of Wight PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiow.co.uk](mailto:sales@triggiow.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!  
To arrange a viewing contact one of our team on  
**01983 525710**

[triggiow.co.uk](http://triggiow.co.uk)



**Offers over  
£239,950 Freehold**

**8 Orchard Mews, Staplers Road, Newport, Isle of Wight, PO30 2RD**



- Modern Three Bedroom Home
- Tucked Away in a Quiet Mews Development
- Parking for Two Cars
- Low Maintenance Rear Garden
- Chain Free



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 accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 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.

Call **01983-525710** to view this home, or visit [www.triggiow.co.uk](http://www.triggiow.co.uk) for more details.





# 8 Orchard Mews, Staplers Road, Newport, Isle of Wight, PO30 2RD

Modern Three-Bedroom Home in Newport – Chain Free!

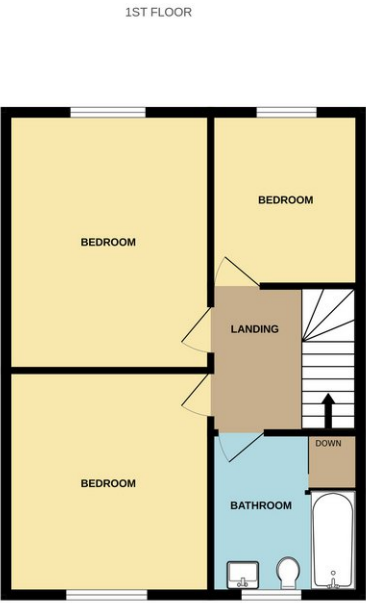
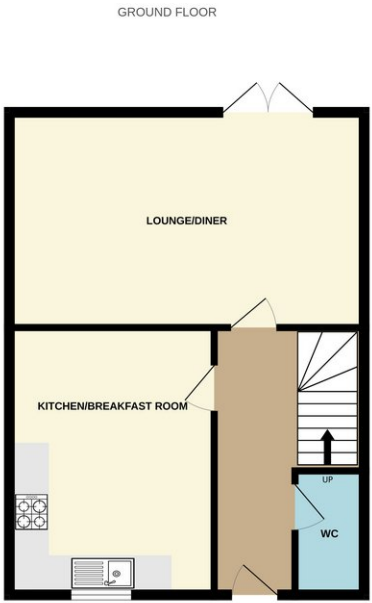
Tucked away in a quiet mews development, this stylish three-bedroom home is perfect for first-time buyers, growing families, or savvy investors. With parking for two cars at the front and a low-maintenance rear garden featuring astro-turf and a sheltered pergola, this home is designed for easy living and year-round enjoyment.

Inside, the layout is both practical and inviting. The well-sized kitchen and breakfast room provide a great space for everyday meals, while the spacious lounge at the rear offers plenty of room to relax and entertain, opening directly onto the garden. There's also a handy downstairs cloakroom W/C. Upstairs, three bright and airy bedrooms and a modern family bathroom complete the home.

Located just a short walk from Newport town centre, this home is perfectly placed for good schools, shops, and the island’s main bus station, making it ideal for commuters and families alike. Whether you’re looking for your first home, an investment opportunity, or space for a growing family, this property ticks all the boxes.

With no onward chain, moving couldn’t be easier! Don’t miss out—contact us today to arrange a viewing.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Freehold (Community Fee of £25 p/a)



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## Accommodation

### GROUND FLOOR

- Entrance Hall
- Downstairs Cloakroom W/C
- Kitchen 10'8 x 12'3
- Lounge/Diner 16'4 x 11'5

### FIRST FLOOR

- Bedroom 1 8'5 x 12'7
- Bedroom 2 10'4 x 8'5
- Bedroom 3 8'9 x 7'1
- Bathroom
- OUTSIDE
- Parking x 2
- Gated Front Garden
- Side Access

