

## Newport, Isle of Wight



- **2 Bedroom Period Cottage**
- **Quiet Residential Location**
- **Well Sized Rear Garden**
- **Currently Tenanted at £795PCM**
- **Spacious Lounge/Diner**



## About the property

Situated close to St Mary's Hospital and within easy reach of Newport High Street, this delightful mid-terraced period cottage offers a wonderful blend of character and convenience. Enjoying a picturesque outlook across open fields and countryside, the property provides a peaceful setting while remaining just moments from local shops, transport links, and amenities.

Internally, the home features a bright and welcoming open-plan lounge and dining area, perfect for modern living and entertaining. To the rear, a well-proportioned kitchen opens out onto a long, enclosed rear garden, ideal for relaxation or outdoor dining.

Upstairs, the accommodation comprises two comfortable bedrooms and a family bathroom, creating an ideal layout for couples, small families, or those seeking an investment property.

The property is currently tenanted, with the same reliable tenants in residence for over 20 years, generating a monthly rental income of £795 PCM. This makes it a ready-made investment opportunity with long-term occupancy in place.

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

## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge/Diner  
Kitchen

### FIRST FLOOR

Landing  
Bedroom 1  
Bedroom 2

Bathroom

### OUTSIDE

Walled Front Garden  
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)**

