

Newport, Isle Of Wight



- **2 Bedroom Semi-Detached House**
- **Great Buy to Let Investment**
- **Popular Location**
- **Good Size Rear Garden**
- **No Onward Chain**



About the property

A great opportunity to acquire this two-bedroom semi-detached Cornish-style home, ideally situated within a quiet residential area of Newport on the Isle of Wight. Offering a good level of internal space, the property benefits from a generously sized rear garden, creating excellent outdoor potential.

Built post-World War II and of non-traditional construction, the property is unlikely to be mortgageable, making it particularly suited to cash buyers and those seeking a solid buy-to-let investment. The home currently achieves a rental return of £775 per calendar month, providing attractive yield prospects in the local market.

The property is being sold with the tenant in-situ, offering immediate income upon completion.

This is an ideal purchase for investors looking to expand their portfolio with a well-situated rental property in one of the Island's most convenient residential locations.

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

Accommodation

GROUND FLOOR

Hallway

Entrance Porch

Lounge 18'2 x 5'8

Kitchen 12'3 x 11'3

FIRST FLOOR

Landing

Bedroom 1 12'2 x 10'2

Bedroom 2 11'8 x 11'4

Bathroom

Cloakroom

OUTSIDE

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
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>

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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

triggiov.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			