

## Rookley, Ventnor, Isle of Wight



- Chain Free
- 3 Bedrooms
- Detached Bungalow
- Requires Modernizing
- Garage & Driveway



## About the property

Nestled in the popular village of Rookley, this chain-free three-bedroom detached bungalow presents an excellent opportunity for those looking to modernise and create a home to their own taste.

The property enjoys a generous driveway and garage, offering convenient off-road parking, and is set within a quiet residential area. Inside, the accommodation comprises a bright lounge/diner, a separate kitchen, three well-proportioned bedrooms, and a family bathroom.

To the rear, the bungalow boasts a private and enclosed garden, providing a peaceful outdoor space with scope for landscaping or further enhancement.

Rookley is well regarded for its abundant countryside walks and excellent access to the cycle track connecting Newport and Sandown, making it ideal for outdoor enthusiasts and those who enjoy exploring the island's natural beauty.

With its desirable location, good plot size, and fantastic potential, this property is ideal for buyers seeking a renovation project or a home they can personalise from the ground up.

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

## Accommodation

### GROUND FLOOR

Hallway

Bedroom 3 7'8 x 8'7

Lounge 24' x 11'9

Kitchen 10'5 x 9'5

### FIRST FLOOR

Landing

Shower Room

Bedroom 1 11'1 x 10'8 into wardrobe

Bedroom 2 8'7 x 9'5 into wardrobe

### OUTSIDE

Driveway

Garage

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**

**[triggiov.co.uk](http://triggiov.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>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			