

## Wroxall, Ventnor, Isle of Wight



- **3 Bedrooms**
- **Countryside Views**
- **Quiet Position**
- **Excellent Walks and Cycling on the Doorstep**
- **Chain Free**



## About the property

Set within the quiet village of Wroxall, just outside Ventnor, this three-bedroom mid-terraced property offers a wonderful opportunity to enjoy village life surrounded by beautiful Isle of Wight countryside.

The village benefits from a range of local amenities including a shop, pub and primary school, while a variety of scenic countryside walks can be found right on the doorstep. These include routes around Appuldurcombe House, Stenbury Downs and Wroxall Downs, with footpaths leading across open fields towards Ventnor.

The property itself is light and airy throughout and enjoys attractive countryside views towards Appuldurcombe House and the surrounding farmland. Outside, there is a well-proportioned rear garden which is relatively low maintenance, making it ideal for those seeking outdoor space without extensive upkeep.

Internally, the accommodation is well laid out. To the ground floor there is a spacious lounge and a large kitchen, providing plenty of space for everyday living and entertaining. Upstairs are three well-sized bedrooms, a family bathroom and the added convenience of a separate WC.

While the property would benefit from a degree of updating, it presents an excellent opportunity for a purchaser to put their own stamp on a home in a highly desirable rural setting.

Offered to the market chain-free, the property is ideally suited to first-time buyers and buy-to-let investors alike. It has been successfully let for many years, with long-term tenants in occupation, demonstrating its strong rental appeal.

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

## Accommodation

### GROUND FLOOR

Entrance hall  
Living room 15'7 x 9'11  
Kitchen/diner 11'8 x 9'6

### FIRST FLOOR

Landing  
Bedroom 1 13' x 6  
Bedroom 2 9'6 x 6'4  
Bedroom 3 8'8 x 5'5  
Bathroom  
Separate WC

### 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](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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(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		