



Trigghomes.

**£375,000 Freehold**

## Winford, Isle Of Wight



- **3 Bedroom Detached Bungalow**
- **Newly Fitted Kitchen**
- **Cracking Countryside Views**
- **Off Road Parking and Garage**
- **Quiet cul de sac Location**



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



## About the property

Detached Three-Bedroom Bungalow in a Peaceful Rural Setting

Set in the sought-after rural area of Apse Heath, this well-presented three-bedroom detached bungalow offers spacious and versatile accommodation, ideal for those seeking a quieter lifestyle without sacrificing convenience.

The property benefits from a garage and private driveway, providing ample off-road parking. Inside, the layout is both practical and welcoming, featuring a bright living room complemented by a separate snug, perfect for relaxing, reading, or use as a home office. A conservatory to the rear enjoys views over the garden and creates a light-filled space to enjoy throughout the seasons.

The kitchen is supported by a useful utility room, enhancing everyday practicality. Accommodation comprises three comfortable bedrooms, served by a modern shower room, along with the added convenience of a separate cloakroom.

Situated in a peaceful rural location, the property enjoys a sense of privacy and tranquillity, while still being just a 10-minute drive from Sandown, offering easy access to shops, amenities, transport links, and the seafront.

A fantastic opportunity to enjoy countryside living with excellent accessibility to town and coast.

Local Authority - Isle of Wight Council

Council Tax Band - D

Tenure - Freehold

## 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

Ground Floor

Trigg House

Monks Brook

St. Cross Business Park

Newport

Isle of Wight

PO30 5WB

Tel: 01983 525710

Email: [sales@triggio.co.uk](mailto:sales@triggio.co.uk)

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Cloakroom w/c

Kitchen 10'10 x 9'7

Utility Room

Bedroom 3 9'6 x 7'7

Shower Room

Bedroom 1 12'2 x 9'8

Bedroom 2 9'9 x 9'6

Dining Area 11'8 x 10'5

Lounge 16'5 x 9'6

Conservatory 29'5 x 8'5

### OUTSIDE

Driveway for 2 cars

Garage

Front & Rear Gardens

## 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**

### Energy Efficiency Rating

