



Trigghomes.

**£250,000 Freehold**

## Newport, Isle of Wight



- **3 Bedroom Modern Home**
- **Remainder of New Build Warranty**
- **Parking for Two**
- **Bright, Light and Airy**
- **Ideal First Home or Maintenance Free option**



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



## About the property

A modern and well-presented three-bedroom home ideally located in Newport, offering the perfect balance between town convenience and countryside surroundings.

The property features parking to the rear and welcomes you into a well-proportioned lounge, ideal for everyday living and entertaining. To the rear, a stylish kitchen diner provides a sociable space for cooking and dining, complemented by a handy downstairs WC.

Upstairs, there are three comfortable bedrooms served by a contemporary family bathroom, all finished in neutral tones that enhance the light and airy feel throughout the home.

Ideally positioned for easy access to Newport town centre, the property is close to a regular bus route and a wide range of local amenities, including reputable schools, high street shops, bars and cafés. For those who enjoy the outdoors, the home sits close to excellent countryside walks, including the popular Shide cycle track.

This property is an ideal first-time purchase or a perfect choice for buyers seeking low-maintenance, move-in-ready living in a convenient and well-connected location.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
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

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## Accommodation

### GROUND FLOOR

Entrance Hall

WC

Lounge 16'2 x 11'10

Kitchen Diner 15' x 10'6

### FIRST FLOOR

Landing

Bedroom 1 16'5 x 8'7

Bedroom 2 10'2 x 8'7

Bedroom 3 9' x 6'3

Bathroom

### OUTSIDE

Rear Garden

Rear Access

Parking for Two

## 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)

### Energy Efficiency Rating

