

## Newport, Isle of Wight



- **3 Bedroom Family Home**
- **Parking**
- **Private, Sunny Rear Garden**
- **Highly Sought After Area**
- **Super Convenient**



## About the property

This well-presented three-bedroom family home is ideally situated in a highly sought-after area of Newport on the Isle of Wight, offering both convenience and a wonderful lifestyle.

The property benefits from driveway parking and a private, south-facing rear garden that enjoys plenty of sunshine and a high degree of privacy—perfect for relaxing or entertaining. Internally, the home is maintained to a good standard throughout, with light and airy accommodation that creates a welcoming feel.

The ground floor comprises a spacious lounge and a modern kitchen diner, which opens directly onto the rear garden, allowing for seamless indoor-outdoor living. Upstairs, there are three well-proportioned bedrooms along with a family bathroom.

The location is a particular highlight, being within walking distance of Newport High Street, well-regarded schools, and scenic walks along the River Medina and into the surrounding countryside. Additionally, the property is just a stone's throw from Sainsbury's superstore, making everyday amenities easily accessible.

This is an excellent opportunity to acquire a comfortable and conveniently located family home in one of Newport's most desirable settings.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
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 Hallway

Lounge 13'0 x 12'2

Kitchen / Dining Room 15'6 x 10'0

### FIRST FLOOR

Landing

Bedroom 1 11'9 x 8'10

Bedroom 2 11'6 x 8'10

Bedroom 3 8'10 x 6'6

Bathroom

### OUTSIDE

Front Garden

Allocated Parking

Rear Garden

## 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>			89
(69-80) <b>C</b>		75	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			