

## Newport, Isle of Wight



- Chain Free
- Ideal First Purchase or Buy to Let
- Allocated Parking
- Quiet Cul de Sac
- Air Source Heat Pump and Solar Panels



## About the property

Tucked away within a quiet cul-de-sac in the heart of Newport, this well-presented two-bedroom, chain-free home offers an excellent opportunity for first-time buyers, buy-to-let investors, or those seeking a conveniently located and energy-efficient property.

The ground floor welcomes you with a light, bright, and airy lounge diner, providing a comfortable and versatile living space ideal for both relaxing and entertaining. A separate kitchen sits to the front, while to the rear, an additional conservatory/utility space enjoys pleasant views over the private garden and offers direct access outside—perfect for modern living.

Upstairs, the property continues to impress with two well-proportioned double bedrooms and a family bathroom, all thoughtfully arranged to maximise space and natural light.

Externally, the home benefits from allocated parking and a private rear garden.

Positioned within walking distance of the town centre, residents can easily access a range of shops, cafes, bars, and restaurants, while St Mary's Hospital is also conveniently close by.

Further enhancing its appeal, the property is equipped with an air source heat pump and solar panels, offering improved energy efficiency and reduced running costs.

A fantastic opportunity to acquire a low-maintenance, well-located home in one of the Isle of Wight's most accessible locations.

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

## Accommodation

### GROUND FLOOR

Entrance

Lounge/Diner 14' x 12'1

Kitchen 11'6 x 6'2

Conservatory 14' x 7'1

### FIRST FLOOR

Landing

Bedroom 12' x 10'4

Bedroom 9' x 8'8

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Allocated Parking

## 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@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## 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>			94
(81-91) <b>B</b>		88	
(69-80) <b>C</b>			
(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			