

Newport Rd, Godshell, Isle of Wight. PO38 3HU



- Detached Chalet Bungalow
- Flexible Accommodation
- Gardens
- Off Road Parking & Garage
- Gas CH & DG



## About the property

This well presented and spacious detached chalet bungalow is situated in the heart of the historic village of Godshill and is within walking distance of the High Street with its array of eateries, pubs and shops and is also close to the Red Squirrel trail which is great for walkers and cyclists looking to explore the island.

Externally, the property is set back off the road with a large lawned area, driveway for several cars and garage. As you enter the property the spacious hallway leads you to the modern kitchen with integrated appliances and a handy utility area/boot room which can be accessed from either the kitchen or the rear garden and living room with feature fireplace and patio doors to the rear garden, there is a second reception room or double bedroom, shower room and another double bedroom with fitted wardrobes to the rear of the property overlooking the garden

The rear lobby leads you to the stairs which take you up to two first floor double bedroom, one with an ensuite bathroom.

The property is offered unfurnished and is warmed by gas central heating and has double glazing.

## 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)

## CONTACT US

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## Accommodation

Ground floor:

Entrance Hall

Lounge/diner: 15'7 x 14'10

Kitchen: 12'6 x 9'10

Utility: 11'1 x 6'6

Bed 3: 14'1 x 9'10

Bed 4: 14'1 x 9'10

Shower room

First floor:

Landing

Bed 2: 13'6 x 13'4


Bed 1: 13'4 x 9'6 en-suite

## 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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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