



£275,000 Freehold

6 School Close High Street, Newchurch, Sandown, Isle of Wight, PO36 0NN



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
 www.landregistry.gov.uk
 www.gov.uk/green-deal-energy-saving-measures
 www.homeoffice.gov.uk
 www.ukradon.org www.fensa.org
 g.uk www.nesltd.co.uk http://li
 st.english-heritage.org.uk

CONTACT US

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 Email: sales@triggiow.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

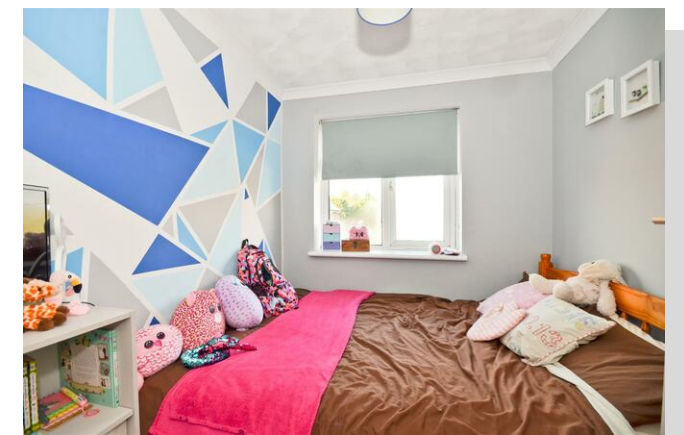
To arrange a viewing contact one of our team on

01983 525710

triggiow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- In the heart of Newchurch Village
- Extended living space
- Private rear garden
- Highly sought after location
- Chain free



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Call 01983-525710 to view this home, or visit www.triggiow.co.uk for more details.



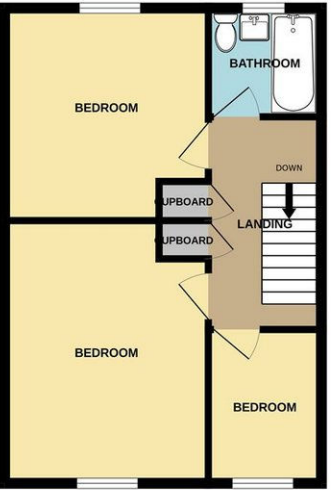
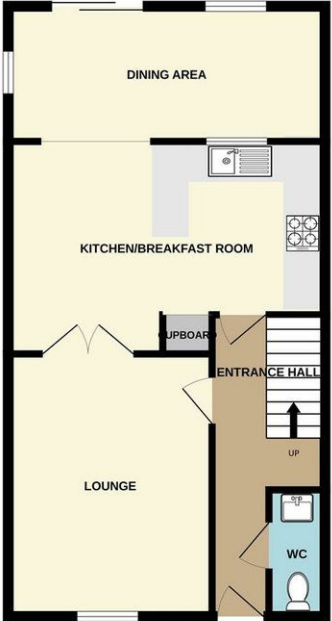
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A well sized family home in the centre of Newchurch village, offering excellent accommodation and offered to the market with no onward chain. This semi-detached property sits amongst everything that is central to village life in Newchurch, whilst providing excellent access to the stunning countryside that surrounds the village.

Just a few steps from the property and you will find the ever-popular Pointers Inn, the highly regarded Newchurch primary school and just a bit further on, the Island's infamous Garlic Farm and café too. Those that enjoy the outdoors will enjoy an embarrassment of riches when it comes to walks, cycling and nature on the doorstep.

Internally, this property offers a large level of living space from the benefit of a ground floor extension. The lounge, kitchen and dining area provide the ideal space for growing family. The garden is private, low maintenance and yet with the potential to create your own space. The first floor offers three family sized bedrooms with a bathroom to suitably cater for the property.

Council Tax Band C



Accommodation

GROUND FLOOR

- Entrance Hall
- Downstairs Cloakroom
W/C
- Lounge 14'3 x 11'3
- Kitchen/Breakfast Room
17'5 x 11'7
- Dining Room 17'5 x 7'7

FIRST FLOOR

- Landing
- Bedroom 1 14'2 x 11'1
- Bedroom 2 11'9 x 11'1
- Bedroom 3 8'4 x 6'8
- Bathroom

OUTSIDE

- Front Garden
- Rear Garden