



£329,950 Freehold

1 Lovett Way, Shanklin, Isle of Wight, PO37 7ES



### 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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### 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- 2 Bedroom Detached Bungalow
- Garage & parking
- Sun Room
- Close to bus routes
- Chain Free



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



### AGENT'S COMMENTS

A fantastic location, Lovett Way, just off Green Lane, is a popular yet peaceful residential road on the edge of Shanklin. Arguably one of the best locations in the Bay area for its location on the peripheral of the town, close to the cliff path near the seaside resorts of Lake and Sandown. Both of which are within a short walking distance of the property and can be accessed from the popular 'cliff path'.

You'll never tire of the stunning coastal views that this scenic walk has to offer, or the enjoyment of relaxing in the sun on the beach on a lazy summer's afternoon. Practical too, there is a wealth of nearby amenities and public transport links nearby if you want to abandon the car and go exploring.

A wonderfully, well sized bungalow within one of the most peaceful areas of Shanklin. Internally, you enter into a large porch that links the sun room to the main home. Once within the property you are greeted by a large hallway with two storage cupboards for shoes and coats or the Hoover and ironing board you want to keep hidden away. Off the hallway, you will find two double bedrooms to the front of the property. To the opposite side of the hall you will find the large living room over looking the garden. A further surprise for this style of bungalow is a separate dining room.

Externally, there is parking at the front for several cars, with a driveway leading to a garage. The gardens, mainly laid to lawn, wrap around the property.

Council Tax Band C



## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 1 10'10 x 10'10

Bedroom 2 10'10 x 10'10

Kitchen 17'1 x 10'10

Living Room 17'6 x 10'10

Dining Room 10'10 x 8'2

Sun Room 11'10 x 9'1

### OUTSIDE

Front Garden

Driveway

Garage

Rear Garden