

## Cowes, Isle of Wight



- **Garage**
- **3 Bedrooms + loft room**
- **Close to Cowes town centre**
- **En-suite and family bathroom**
- **Chain free**



## About the property

Beautifully presented from top to bottom with an abundance of characterful features including fireplaces, high ceilings and plenty more. This charming home in the centre of Cowes is a great option for both a permanent home or as it has been used more recently, a second home/holiday let business. Offering sea views from three of the bedrooms, this truly feels like a coastal cottage.

Within a minute or two, a short stroll will find you in the High Street with cafes, shops and pubs all at your convenience. The RedJet is close by too for anyone looking for excellent links to the Mainland. The position here is essentially a quiet one with superb accessibility.

Internally, this property is ready to move into. There's plenty of space throughout the three floors with the ground floor playing host to the multiple reception rooms along with a stunning kitchen/diner along with your very own pantry. There's also the very important ground floor cloakroom. The first floor comprises of 3 bedrooms, en suite shower room and family bathroom whilst there's a further loft room on the second floor. The twin bedroom also provides a balcony too, a gorgeous features when the sun is shining.

Outside there's a quaint courtyard which is easy maintain. It's a private and sunny space for the rear garden which makes for great social space for any family barbeques along with the added bonus of having a garage for your car or extra storage.

Isle of Wight Council  
Council Tax Band - TBC  
Tenure - Feehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 9'1" x 14'2"

Dining Room 13'5" x 10'0"

Kitchen/Breakfast Room 13'6" x 13'1"

Pantry

W/C

### FIRST FLOOR

Landing

Bedroom 1 11'10" x 7'11"

En suite shower room

Bedroom 2 10'5" x 10'1"

Bedroom 3 9'2" x 8'7"

Bathroom

### SECOND FLOOR

Loft Room 13'1" x 12'5"

### OUTSIDE

Courtyard

Garage

## 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@triggio.co.uk](mailto:sales@triggio.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**

**[triggio.co.uk](http://triggio.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		