

## Lake, Sandown, Isle of Wight



- 2 Bedroom modern home
- Parking & sunny rear garden
- Quiet cul de sac location
- Ideal first purchase or Buy to Let investment
- Walking distance of the coastal path



## About the property

Modern, well presented and low maintenance two bedroom home in a quiet cul de sac, tucked away within the coastal town of Lake. This is the perfect choice for any first time buyers, buy to let investors or perhaps you are just wanting to downsize whilst making use of this well positioned home.

Walking distance of the coastal path linking the beach towns of Shanklin and Sandown, the property also sits close to the Lake High Street with its handy Tesco Express among other localised amenities. Further to this the Heights leisure centre is close by as is the cycle track linking all the way to Newport if you so wish.

The property internally is very easy to maintain, with well presented décor, a modern kitchen and bathroom with two double bedrooms too. The well sized lounge/diner opens onto the garden which is both private and sunny.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner 14'4 x 12'

Kitchen 9'1 x 6'1

### FIRST FLOOR

Landing

Bedroom 1 12' x 9'3

Bedroom 2 8'8 x 7'9

Bathroom

### OUTSIDE

Front garden area

Side Access

Decked rear garden

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

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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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>			64
(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>			