

## Shanklin, Isle of Wight



- **3 Bedrooms**
- **En-suite and family bathroom**
- **Sunny, well sized rear garden**
- **Driveway parking**
- **Chain Free**



## About the property

A beautifully presented home, situated in a quiet cul de sac and offered to the market chain free. This perfect family home comes to the market offering plenty of parking, lots of outside space and in excellent condition throughout.

Situated in the coastal town of Shanklin, the property sits within touching distance of the cycle track, walking distance of the town and within close proximity to the beach. The hustle and bustle of the High Street offers plenty in the way of shops, cafes and restaurants, whilst the cycle track leads you through the islands' wonderful countryside all the way to Newport along the Red Squirrel Trail.

Driveway parking on the front for at least five cars, the property offers side access around to the sunny and well maintained rear garden. The garden is both private and ideal for families with both a lawned area and two large patios.

Internally, The layout suits that of a modern, sociable family with a kitchen/diner, that opens onto a large conservatory that overlooks the rear garden. A large lounge and handy downstairs W/C complete the space. The first floor is bright, beautifully presented and offers three family sized bedrooms with a master en-suite and a family bathroom too. The property also benefits from underfloor heating throughout the property.

In excellent condition throughout, the house is the ideal place to call home for those of you looking for a modern, low maintenance lifestyle in a peaceful, family friendly location. Offered for sale 'chain free'.

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

## 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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## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 17'8 x 11'3

Kitchen/Diner 18'3 x 10'2

Conservatory 16'4 x 11'2

### FIRST FLOOR

Landing

Bedroom 1 14'8 x 9'3

En-suite Shower Room

Bedroom 2 9'8 x 9'7

Bedroom 3 9'8 x 8'1

Bathroom

### OUTSIDE

Parking for 5 cars

Rear Garden

Access to rear

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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