

Niton, Ventnor, Isle of Wight



- **Beautifully refurbished home**
- **Eco Friendly with Air source heat pump**
- **Workshop and driveway parking**
- **Wonderful position within the village**
- **Chain free**



About the property

A beautifully renovated and thoughtfully designed home in the heart of Niton Village and yet tucked away within a private, quiet position. This semi-detached cottage is the perfect choice for anyone wanting an easy move, offered chain free and in fabulous condition.

Walking distance of the village centre, Niton provides residents with the highly regarded Norris Stores, chemist, pubs and lots more. A traditional South Wight village, there is a local primary school, community centre and Library too. The property also sits walking distance to both stunning countryside walks and the Castlehaven coast too.

Driveway parking to the front and wrap around gardens to sides, the property offers a pretty surrounding of foliage whilst still catching the sun too and all within a very quiet setting. There is also a large workshop and storage space which offers plenty of potential for those looking for a separate office or hobby space.

Internally, the property has been transformed in almost every aspect, from the air source heat pump to the newly fitted kitchen, bathrooms and feature fireplace. The property has been designed to create a very individual home with a large open plan family room and a separate snug too. There is a downstairs bedroom with shower and a further two bedrooms on the first floor with a family bathroom.

Local Authority - Isle of Wight Council
Council Tax Band - Awaiting Banding
Tenure - Freehold

Accommodation

GROUND FLOOR

Entrance Hall
Kitchen/Diner 24'5 x 13'2
Lounge 11'6 x 9'7

Bedroom 1 11'6 x 10'4
En-suite shower
W/C

FIRST FLOOR

Landing
Bedroom 2 13'2 x 10'7
Bathroom
Bedroom 3 11'8 x 11'7

Store

OUTSIDE

Driveway Parking
Garage/Workshop 20'8 x 9'3
Front Garden
Side Gardens

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.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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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

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		