

## Sandown, Isle of Wight



- **Semi-detached house**
- **3 Bedrooms**
- **Lounge & Kitchen/Diner**
- **Conservatory**
- **Close to the Yaverland & Sandown Beaches**



## About the property

Tucked away within a private spot, this well sized and well placed semi-detached house comes to the market in a quiet position, set back from the road.

The property occupies a sought after location and within walking distance of some stunning beaches stretching from Yaverland, Sandown and Shanklin. Along with this, the Shanklin and Sandown Golf Course and Los Altos Park are both nearby. All your daily needs are close by with a handy Tesco Express in near proximity as well as pubs, restaurants and High Street shops of Sandown too.

Set back off the road, the position makes for a secluded rear garden, which is well sized and great for anyone looking to create their own outside oasis. Internally, the home has three bedrooms with a modern bathroom on the first floor.

There is a well sized kitchen and both a spacious lounge with additional conservatory too, positioned just off the kitchen/diner area.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 15'6 x 12'3

Kitchen/Diner 15'5 x 9'9

Conservatory 10'4 x 8'4

### FIRST FLOOR

Landing

Bedroom 1 15'6 x 8'7

Bedroom 2 9'0 x 8'8

Bedroom 3 9'0 x 6'3

Bathroom

### OUTSIDE

Front Garden

Side Access

Rear Garden

Parking Area

## 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**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		