

## Newport, Isle of Wight



- **3 Bedroom period home**
- **Driveway for two**
- **Large rear garden**
- **Beautifully presented**
- **Studio/summerhouse in the rear garden**



## About the property

A charming, superbly presented and conveniently positioned home, which offers plenty of space both inside and out, whilst benefiting from a driveway for two cars plus a fabulous Studio/Chalet in the rear garden.

Set on the outskirts of Newport, and heading toward Cowes, the property is easy reach of both town centres. Newport offers a bustling High Street with an array of shops, cafes and amenities. On the other hand, you will find the renowned sailing town of Cowes, with its excellent connections to the mainland, numerous restaurants and beautiful esplanade within easy reach.

If you fancy getting to either on two wheels, you will also find the cycle track running along the River Medina that links the two. Driveway parking to the front and side access to the rear garden, the property offers plenty of garden area for you to enjoy. The sunny, private and well sized rear garden is an impressive space with a studio/chalet at the end, which currently houses a pool table, but can be utilised for plenty of other options.

Internally, the property is bright, light and airy with well presented décor throughout. The Kitchen is a recently upgraded space, which has been completed to a high standard, incorporating a conservatory area overlooking the rear garden. There is a lounge/diner too, which is sociable and also provides a feature log burner. A stylish shower room caters the three well sized bedrooms and there are some outstanding views, particularly from the first floor overlooking the countryside.

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

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Lounge/Diner 25'4 x 11'0  
Kitchen 17'7 x 7'8  
Shower Room  
Conservatory 11'9 x 10'2

### FIRST FLOOR

Landing  
Bedroom 1 11'0 x 11'0  
Bedroom 2 10'9 x 9'9  
Bedroom 3 9'6 x 7'7

### OUTSIDE

Driveway for 2-3 cars  
Side Access  
Rear Garden  
Summerhouse

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

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		