

## Godshill, Ventnor, Isle of Wight



- 3 Bedroom with Master en-suite
- Beautifully presented throughout
- Driveway and garage
- Village location, countryside on the doorstep
- Remainder of LABC



## About the property

Beautifully presented, modern and set in a sought after village. This ready to move into, detached bungalow comes to the market in fabulous condition, the remainder of the LABC warranty which commenced in 2020.

Touching distance of the cycle track on the Red Squirrel Trail, a village centre with thatched shops, cafes and pubs and plenty of charming walks. Godshill sits on a main bus route, which links to the island's principal town of Newport, whilst also being close to the coastal towns of both Shanklin and Ventnor.

A driveway with a well-equipped garage, the property offers front, side and a well sized rear garden too. The rear garden is very well looked after, a private space which also offers a south facing aspect.

Internally, the property is immaculately presented with a lounge diner, kitchen/breakfast room and three double bedrooms. The property offers a shower room en-suite to the master and a family bathroom to suitably cater the other bedrooms. The home is warmed by underfloor heating via a gas boiler.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Breakfast Room 12'2 x 10'5

Lounge 17'3 x 15'4

Bedroom 1 13'6 x 10'8

En-suite Shower Room 8'10 x 3'2

Bedroom 2 13'2 x 10'2

Bedroom 3 10'9 x 10'8

Bathroom 9'8 x 8'11

### OUTSIDE

Driveway

Garage

Front Garden

Side Garden

Rear Garden

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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>		