

## Cranmore, Yarmouth, Isle of Wight



- **3 Bedroom Timber framed bungalow**
- **Stunning Garden and grounds**
- **Wonderful, rural position close to the coast**
- **Garage, workshop, log store and Chalet**
- **Excellent presentation throughout**



## About the property

Set in a stunning rural location, this beautifully presented detached bungalow comes to the market in fabulous condition with a wonderful level of outside space that is a haven for flora and fauna.

The nature of this position is perfect for any lovers of the great outdoors, the walks close by include countryside and coastal footpath such as Shalfleet Quay, the Hamstead trail and the coastal walk to Yarmouth. The Yarmouth town centre is a charming port town with links to the mainland via the Wightlink ferry, there are numerous independent restaurants, pubs and shops too.

Driveway parking for several vehicles, the property also benefits from a garage too, which is currently a large single but could be utilised to form a double tandem if needed from the work shop space. The property has well sized frontage and feels tucked away within the location. The rear garden is a gorgeous space that can only be truly appreciated on a viewing. Areas include a patio which opens from bi-fold doors from the lounge and a chalet at the back of the garden making the ideal hobby room.

Internally, the property is superbly presented with modern kitchen, bathroom and en-suite. The property has two double bedrooms with the option for a third, currently utilised as a study. The kitchen is open plan, sociable and overlooks the rear garden. The lounge houses a large log burner with a double aspect too.

Council Tax Band B

## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 1 10'9 x 10'1

En-suite

Bedroom 2 9'9 x 8'3

Kitchen/Diner 20'3 x 17'2 L-shape

Inner hall

Bedroom 3 10'0 x 9'1

Bathroom

Lounge 18'9 x 14'4

### OUTSIDE

Sizeable Front Garden

Rear Garden

Garage

Workshop/Hobby Room 20'5 x 8'5

## 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			