

£350,000 Freehold

Wroxall, Ventnor, Isle of Wight



- 2 Double Bedrooms
- Garage and Driveway
- Beautifully presented
- Far Reaching Countryside views
- Quiet, village location





About the property

Beautifully presented to a very high standard and immaculately kept by its current owners! This wonderful two double bedroom detached bungalow is the perfect home for those simply wishing to move straight in and want nothing more to do than simply decide, where to put the furniture. Its wonderful far reaching views are a sight to behold and ensure you feel a part in close proximity of the countryside.

Situated in the South Wight village of Wroxall, the property sits close to some of the islands' best countryside walks from Stenbury Down to the trails surrounding the Manor of Appuldurcombe House and Freemantle Gate. A local shop, pub and even a a charity Donkey Sanctuary with its popular cafe can also be found here.

Even from the kerb, it's clear that this property has been very well cared for and seen a good level of investment over the years. There is driveway parking for several cars plus a garage, which is furthered with even more workshop space at the rear. The garden is cleverly designed and ensures that the space is relatively low maintenance but also south facing and offers space for those with green fingers to still make it their own.

Internally, from top to bottom, this bungalow is in fabulous condition. There are two double bedrooms suitably complimented by a modern bathroom. The living space is very well sized and both kitchen/diner and lounge offer a social aspect, linking well with the garden.

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

Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge 17'2 x 11'6

Kitchen/Diner 11'8 x 10'8

Bedroom 1 10'1 x 9'9 built in wardrobe

Bedroom 2 11'8 x 9'7

Bathroom

OUTSIDE

Garage 17'4 x 6'7

Driveway for Several Cars

Front Rear Garden

Rear Garden

Shed 12'3 x 6'7

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

CONTACT US

Ground Floor Trigg House Monks Brook St. Cross Business Park Newport Isle of Wight PO30 5WB

Tel: 01983 525710 Email: sales@triggiow.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

triggiow.co.uk

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually acc urate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to rec heck the measurements bef ore committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buy ers should check the working condition of any appliances. We have not sough to verify the legal title of the property and the buyers must obtain verification from their solic itor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.