

Newport, Isle of Wight



- **50% Shared Ownership**
- **Modern, energy efficient and remainder of Build Warranty**
- **Allocated Parking**
- **Private Rear Garden**
- **Quiet cul de sac position**



About the property

50% SHARED OWNERSHIP opportunity. This modern semi-detached home, in the heart of Newport, is the perfect chance for first time buyers to make the initial steps onto the property market. Well presented, energy efficient and easy to maintain, whilst offering allocated parking plus a visitors space too.

The property sits within a quiet cul de sac with easy access onto the Pan Meadow Country Park, there are wonderful woodland walks literally steps away from the property. The property offers excellent outdoor adventures on the doorstep, it also provides the convenience of Newport town centre shops, from cafes to supermarkets.

There is allocated parking to the front and a further visitor bay too. Internally, the property is bright, light and airy with a spacious entrance hall linking through to a modern kitchen and well sized lounge/diner. The ground floor also provides a downstairs WC. The first floor comprises two double bedrooms with a family bathroom. The outside space is private, sunny and overlooks woodland.

Local Authority - Isle of Wight Council

Council Tax Band - C

Tenure - Leasehold (50% Shared Ownership)

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 10'1 x 6'8

Lounge/Diner 13'6 x 11'9

WC

FIRST FLOOR

Landing

Bedroom 1 13'6 x 10'7

Bedroom 2 10'0 x 9'9 walk in wardrobe

Bathroom

OUTSIDE

Front Garden

Driveway Parking

Side Access

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

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

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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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		