

## Sandown, Isle of Wight



- **Detached house**
- **Close to the town centre and beaches**
- **Quiet mews location**
- **Kitchen/diner**
- **Two double bedrooms**



## About the property

A fantastic home for anyone looking to purchase in the heart of the Bay area. This two bedroom semi-detached home is within walking distance of Sandown's golden beaches and iconic Sandown Pier. The property offers excellent convenience too when looking to get into shops, cafes and restaurants on the High Street.

Arriving at the home, it's set back from the road and tucked at the end of a modern mews location. A modern and maintenance free property with a rear courtyard area.

Internally, the home comprises a spacious, bright lounge and kitchen/diner. There's also the added benefit of the all important ground floor cloakroom. Upstairs, there are two double bedrooms and a bathroom.

The home is ready for the next owners to move straight in and start enjoying this fabulous home.

### General remarks and stipulations

Wayleaves, easements and rights of way

There is right of access that runs along the side of the property.

Council Tax Band - C

Local Authority - Isle of Wight Council

EPC - C

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Diner 15'3 x 8'8

Cloakroom W/C

Lounge 15'3 x 9'8

### FIRST FLOOR

Landing

Bedroom 1 15'3 x 9'7

Bedroom 2 12'2 x 12'

Bathroom

### OUTSIDE

Courtyard

## 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)**

