

**Godshill, Ventnor, Isle of Wight**



- **3 Bedroom Family Home**
- **Garage en-bloc**
- **Conservatory**
- **Private rear garden**
- **Quiet cul de sac position**



## About the property

An ideal family home in the centre of the charming village of Godshill. This three bedroom semi-detached home is the ideal option for anyone looking for a peaceful, cul de sac location. This well presented property offers good views to the rear, parking and a garage en-bloc too.

Walking distance the beautiful village High Street with its thatched cottages, tea rooms and pubs, the village has numerous eateries and localised amenities for day to day living too. Rolling hills, cycle tracks and historic monuments can fill up your weekends with the several trails that lead to some of the islands most idyllic spots.

A handy porch to kick off muddy boots, this property then offers a large L-shaped lounge diner, this leads onto the modern kitchen. In addition the property offers a flexible conservatory space which overlooks the rear garden, great as a play room, ready space or somewhere to work from home. The first floor offers three bedrooms and a family bathroom to suitably cater the property.

Outside in the rear garden, the property offers a well maintained, sunny and private rear gardens. Behind the garden you will find a nursery, growing seasonal produce, so the rear garden space isn't overlooked and offers a view onto countryside from the first floor.

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

## 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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## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge/Diner 19'6 x (12'5) x 21'1 x (7'8) L-Shaped

Kitchen 11'4 x 8'0

Conservatory 9'6 x 9'5

### FIRST FLOOR

Landing

Bedroom 1 10'4 x 9'6 built in wardrobe

Bedroom 2 10'4 x 9'6

Bedroom 3 9'8 x 9'3

Bathroom

### OUTSIDE

Front Garden

Driveway

Rear Garden

Garage en-bloc

## 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>                                 |  |         |           |
| (81-91) <b>B</b>                                   |  |         | 82        |
| (69-80) <b>C</b>                                   |  |         |           |
| (55-68) <b>D</b>                                   |  | 64      |           |
| (39-54) <b>E</b>                                   |  |         |           |
| (21-38) <b>F</b>                                   |  |         |           |
| (1-20) <b>G</b>                                    |  |         |           |
| <i>Not energy efficient - higher running costs</i> |  |         |           |