

Newbridge, Yarmouth, Isle of Wight



- **Detached Home**
- **3 Bedrooms**
- **Kitchen/Diner**
- **Driveway and Gardens**
- **Countryside Views**



About the property

This family home enjoys being on a quiet residential road, yet within a short drive of everything you need in the Islands' capital town of Newport! Newbridge, a pretty hamlet in the West Wight, offers wonderful walks and cycling on the doorstep, whilst being close to popular country pubs, the Calbourne Water Mill and Yarmouth, a charming port town, for all your daily essentials.

Internally, this property is truly surprising, it's amazing how much space there is on offer. A welcoming entrance hall provides access to the lounge, complete with log burning stove. The kitchen/diner, bedroom, which can also double up as study if required and cloakroom. There is also an additional shower room and utility area here too. The home benefits from underfloor heating throughout powered by a brand new air source heat pump.

Externally, the property continues to impress, with ample off-road parking and stunning rear garden overlooking the countryside - perfect for those summer BBQs and family get togethers- it's easy to see why this house ticks all the boxes.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 13'1 x 11'6

Kitchen/diner 16'4 x 7'8

Bedroom 3 / Study 7'8 x 7'

Cloakroom

Shower/utility room

FIRST FLOOR

Bedroom 1 16'1 x 11'7

Bedroom 2 11' x 11'

Bathroom 7'1 x 5'6

OUTSIDE

Driveway

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>

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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 | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |