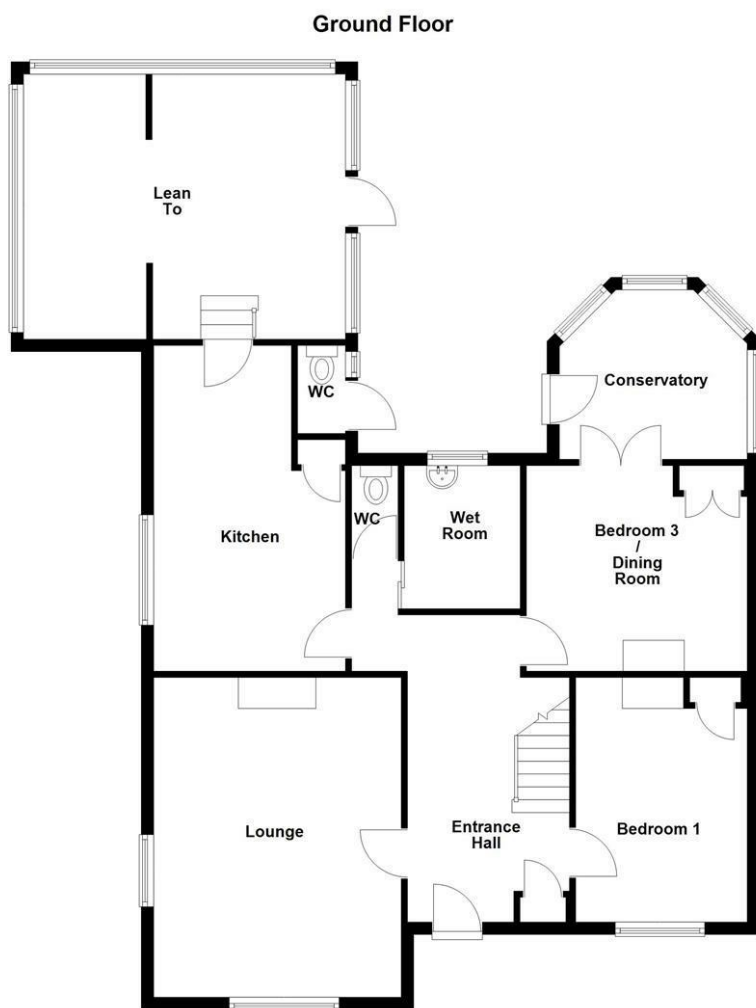




Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

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TINKERS COPPICE
VICTORIA AVENUE
SHANKLIN
PO37 6QL

AUCTION DATE: 22/09-24/09
£330,000 - £350,000 plus fees



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• CHAIN FREE • DETACHED CHALET STYLE BUNGALOW • 2/3 BEDROOMS • SEMI-RURAL LOCATION • RENOVATIONS REQUIRED • MUCH POTENTIAL • SCOPE TO EXTEND (SUBJECT TO PP) • DETACHED DOUBLE GARAGE

**** AUCTIONED VIA Clive Emson Auctioneers (Details below) **** Offered Chain Free and standing in a large and slightly elevated plot being about an approximate ONE ACRE this spacious detached Chalet Style Bungalow is well located in a semi-rural setting that is about 1.3 miles distant to the town centre, shops and amenities of Shanklin, and the picturesque Old Village. Close by are many miles of countryside walks and cycle tracks. By modern day standards is in need of considerable renovations and upgrading. Within the large gardens is a disused swimming pool and a double garage. To fully appreciate the potential scope of what the property offers. Clive Emson Auctioneers (Tel 03458500334) - Price Guide £330,000 - £350,000 - Auction date 22/09-24/09 It comprises:

Ground Floor

Entrance Hall 16'3 x 5'11 (4.95m x 1.80m)

Lounge 16'11 max x 13'1 (5.16m max x 3.99m)

Kitchen 17'3 max x 10'2 reducing to 6'2 (5.26m max x 3.10m reducing to 1.88m)

With wall hung Glow Worm gas fired boiler. door and steps to:

Lean to 14' x 17' (4.27m x 5.18m)

Cloakroom

With W/C.

Wet Room

With shower and wash basin.

Bedroom One 11'9 ex recess x 9'1 (3.58m ex recess x 2.77m)

Dining Room/Bedroom Three 11'9 x 10'10 max (3.58m x 3.30m max)

Double doors leading to

Conservatory 9'11 x 9'0 max (3.02m x 2.74m max)

With double doors to garden.

Stairs to first floor

Bedroom Two 11'1 x 11'5 max (3.38m x 3.48m max)

Outside

As mentioned the property stands in extensive mature gardens with a disused open air swimming pool.

Detached Double Garage 19'8 x 17'4 (5.99m x 5.28m)

With twin roller doors, power and lighting.

Services - All mains available

Tenure - Freehold

Council Tax - Band E

