



**Floorplans are not to scale and for guidance only**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto: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.

**LOVE WHERE YOU LIVE**

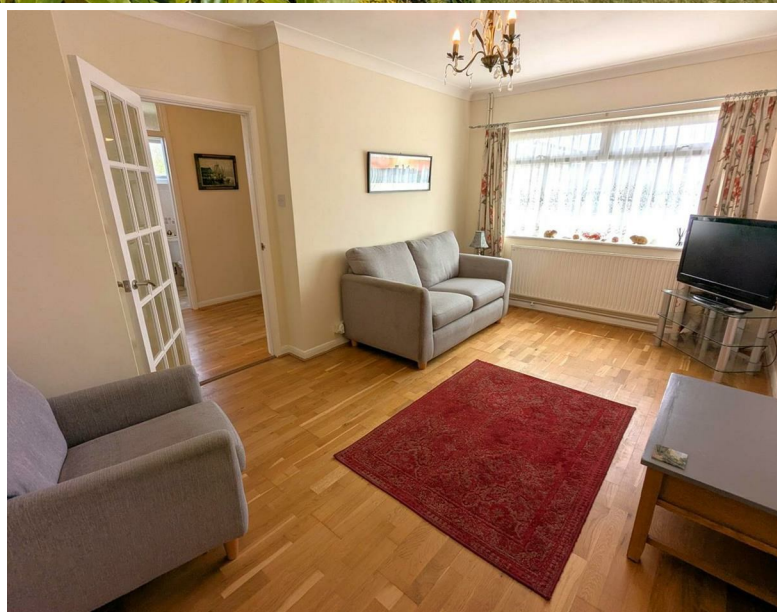
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- 2 BED SEMI-DETACHED BUNGALOW • SEA VIEWS • MATURE GARDENS • GARAGE & PARKING • KITCHEN/DINER & CONSERVATORY • CHAIN FREE

Situated on a popular development on the outskirts of the main town of Shanklin and within easy reach of some lovely countryside walks this 2 bedroom bungalow really must be seen to appreciate it's lovely position. The property also enjoys some lovely far reaching Sea Views toward Culver Cliff from its pretty rear gardens. The property is warmed by gas central heating via a combi boiler has uPVC double glazed windows and doors, Kitchen/Diner and lovely Conservatory. We feel subject to the necessary consents the property could be extended to the right side side to provide additional accommodation and it is offered with no forward chain.

#### ENTRANCE HALL

**LOUNGE 15'10 max x 10'1 max (4.83m max x 3.07m max)**

**KITCHEN/DINER 14' x 9'10 (4.27m x 3.00m)**

**CONSERVATORY 12'10 x 8' (3.91m x 2.44m)**

With Sea View

**BEDROOM 1 11'10 x 8'11 (3.61m x 2.72m)**

With Sea View

**BEDROOM 2 9'10 x 8'11 (3.00m x 2.72m)**

**SHAOWER ROOM 8'3 x 5'5 (2.51m x 1.65m)**

**GARAGE 17'1 x 10' (5.21m x 3.05m)**

Power and light

#### OUTSIDE

Front: The front garden is mainly laid to lawn with mature planting leading to the side garden (we feel there is room to extend the property if required subject to the necessary consents) Driveway leading to the Garage.

Rear: The rear garden has a lovely patio area with lovely Sea Views over to Culver Cliff. The main garden is laid to lawn and has a wealth of mature planting and trees.

**COUNCIL TAX - Band C**

**SERVICES - All mains available**

**TENURE - Freehold (to be confirmed)**

#### SOLAR PV SYSTEM

We understand the solar panels are leased on this property for a period of 25 years starting January 2012 Via Homesun Limited.





