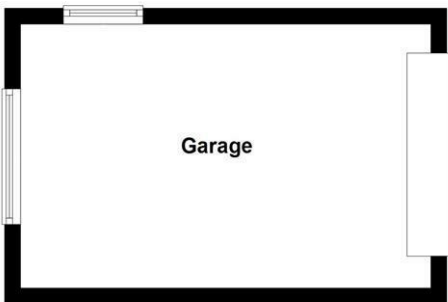
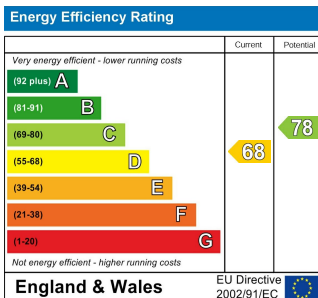


## Ground Floor



Floorplans are not to scale and for guidance only



### 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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- **3 BEDROOM BUNGALOW** • **MATURE GARDENS** • **AMPLE OFF ROAD PARKING** • **GOOD SIZE GARAGE** • **POPULAR CUL-DE-SAC LOCATION** • **CLOSE TO CLIFF PATH**

A superb 3 Bedroom Detached Bungalow being well situated within a popular residential area but is about 1 mile from Shanklin Town and its many amenities. Also close by is the Cliff-Top which offers delightful coastal walks and links the twin resort towns of Sandown and Shanklin.

The well presented accommodation benefits from gas fired central heating and replacement upvc double glazed windows. Benefits include refitted Kitchen and Bathroom suites in recent times. Outside, there is a great size Driveway providing ample off road parking leading to a good size Garage and to the rear there are some truly superb and private enclosed Gardens.

To fully appreciate the accommodation offered we would recommend an early viewing.

#### ENTRANCE PORCH

#### ENTRANCE HALL

**LOUNGE/DINER 13'6 x 11'8 (4.11m x 3.56m)**

**KITCHEN 11'8 x 6'11 (3.56m x 2.11m)**

**CONSERVATORY 18'7 x 6'3 (5.66m x 1.91m)**

**BEDROOM 1 14' x 10' (4.27m x 3.05m)**

**BEDROOM 2 10'6 x 9' (3.20m x 2.74m)**

**BEDROOM 3 10' x 6'6 (3.05m x 1.98m)**

**WETROOM 6'4 x 5'11 (1.93m x 1.80m)**

**GARAGE 16'11 x 10'10 (5.16m x 3.30m)**

#### OUTSIDE

Front: The front garden is mainly laid to shingle with mature hedging and flower borders. Ample Off Road Parking several vehicles or Caravan/Motorhome leading to the Garage.

Rear: The rear garden is laid to Grass and Patio and planted with a wealth of mature shrubs and flower borders. Further patio area with Timber Shed.

**TENURE - Freehold**

**COUNCIL TAX - Band C**

**SERVICES - All mains available**

