



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	83	
(55-68) D		
(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.

LOVE WHERE YOU LIVE

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



2
MUNSLEY CLOSE
GODSHILL
PO38 3DN

£425,000



01983 868 333
www.arthur-wheeler.co.uk



- SUPER DETACHED BUNGALOW • THREE BEDROOMS • EN-SUITE TO MAIN BEDROOM • UNDERFLOOR CENTRAL HEATING • UPVC DOUBLE GLAZING • SUPER KITCHEN AND BATHROOM • PARKING & SINGLE GARAGE • ENCLOSED REAR GARDEN • BACKGROUND COUNTRYSIDE VIEWS • SEMI-RURAL LOCATION

A superb detached Bungalow being well located in a semi-rural area and forming part of a small cul de sac development that was constructed in recent times and benefitting from the remainder of the 10 year NHBC. Nearby there are many miles of delightful countryside walks and bicycle rides. The main towns of Shanklin and Newport are both convenient being about 4.5-5 miles distant and there is also a local Store in Godshill being about a 1/2 mile.

The spacious and well appointed accommodation benefits from gas fired central heating via under floor heating and uPVC framed doors and windows. Further benefits include an en-suite to the main Bedroom, well fitted Kitchen and Bathroom suites, TV points to all Bedrooms, an enclosed Garden and a single Garage. To fully appreciate this lovely home we would recommend an early viewing. It comprises:

COVERED ENTRANCE TO

HALLWAY

With walk in cupboard housing Valliant Boiler

SITTING ROOM 14'11 x 17'3 (4.55m x 5.26m)

With doors to rear Garden.

KITCHEN 10'5 x 10'7 (3.18m x 3.23m)

With integrated units comprising of; Fridge, Freezer and Dishwasher. Built in Hob and Double Oven. Plumbing for Washing Machine.

BEDROOM 1 13'5 x 10'8 (4.09m x 3.25m)

With en-suite Shower Room with Shower, Basin & WC.

BEDROOM 2 10'2 x 13'8 (3.10m x 4.17m)

BEDROOM 3 10'10 max x 10'7 (3.30m max x 3.23m)

BATHROOM/WC

With White suite comprising panel bath, vanity wash basin and low level WC. Good size quadrant shower cubicle.

OUTSIDE

Driveway providing parking leading to semi-detached Garage (19'8 x 8'11) with up & over door, power and light, and side door to rear Garden. The majority of the Garden is to the rear with raised Deck area from the Sitting Room and outside power points.

TENURE

Freehold

SERVICES

All mains are available

COUNCIL TAX

Band D



