



£400,000

Clovers Warlands Lane, Shalfleet, Isle of Wight, PO30 4NQ





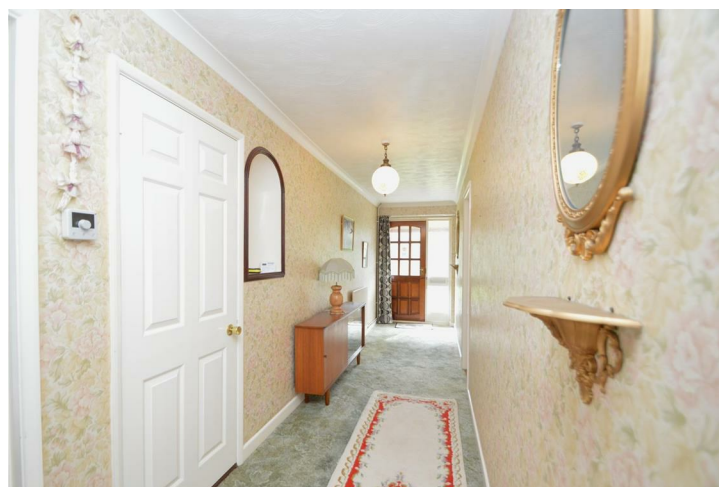
This deceptively spacious detached bungalow is situated within the sought after village of Shalfleet. The property boasts a prime position and comes complete with a large garden, garage and off road parking for five cars. Located in a quiet area within a secluded garden setting, this fabulous bungalow provides a spacious home with no onward chain.

The accommodation consists of a welcoming entrance hall, spacious lounge, kitchen, separate dining room, two double bedrooms and bathroom wc. Externally the home has a good size garden, ample off road parking and garage.



The local shop is close by, as is a bus stop which runs between Newport and Yarmouth. Mainland travel links are located within a 30 minute drive from the property including Wightlink car ferry from Fishbourne and Yarmouth, the Red Funnel car ferry from East Cowes and the high speed Red Jet foot passenger service from Cowes.

To arrange a viewing please call The Wright Estate Agency on 10983 281010.



Lounge	21'9" x 13'11"
Kitchen	9'5" x 8'1"
Dining Room	9'8" x 12'8"
Bedroom 1	13'11" x 10'10"
Bedroom 2	10'6" x 12'3"
Bathroom	7'7" x 6'11"
Conservatory	12'1" x 7'3"

Outside

To the front of the property there is a driveway providing off road parking for multiple vehicles. There is also a garage with up and over door, power and light. The front garden is mainly laid to lawn with a great selection of mature shrubs and trees. Gated side access leads to the rear garden. The rear garden is a good size with large lawn, mature shrubs, patio area and additional parking.

Garage	17'10" x 10'11"
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Council Tax
Band D

Services

Unconfirmed gas, electric, telephone, mains water and drainage.


Agent Notes

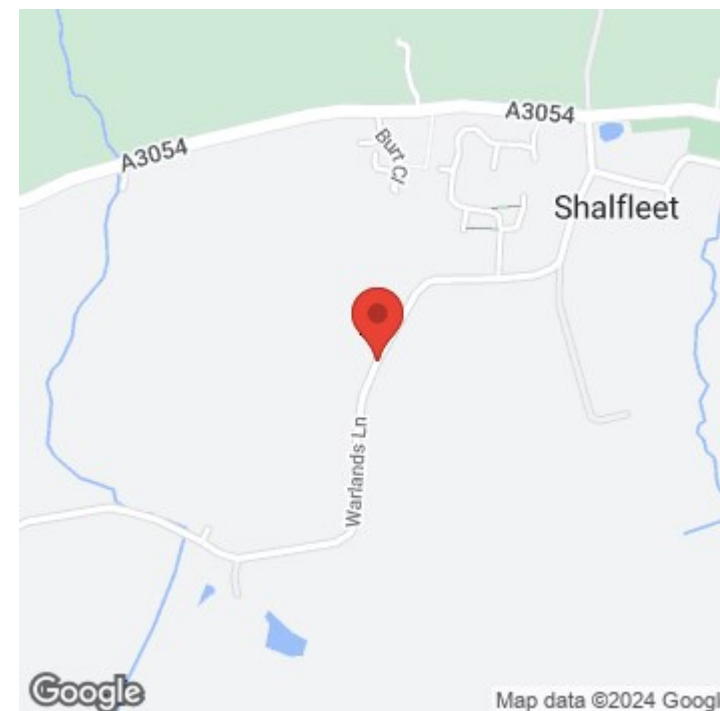
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR
1121 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA - 1121 sq.ft. (104.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

wright
 estate agency