

eastcoves@wright-iw.co.uk

wright  
estate agency



**£192,500**

13 St. Davids Road, East Cowes, Isle of Wight, PO32 6ED







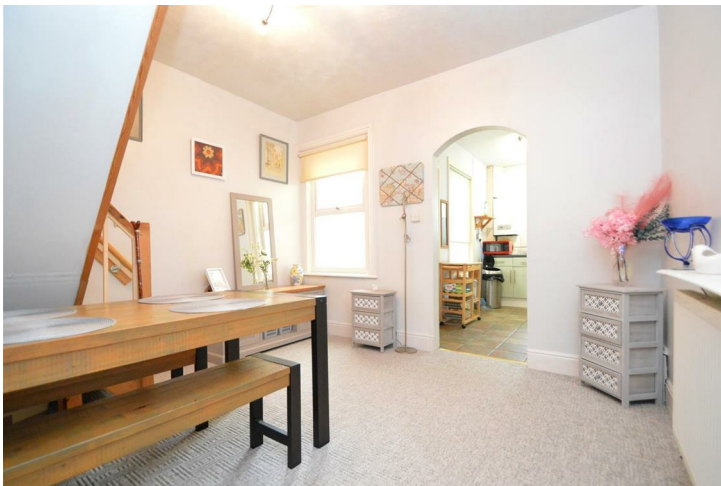


This well presented and spacious end of terrace home is situated within a popular location and boasts a good size garden. The property is offered with no onward chain and would ideally suit a first time buyer.

The accommodation comprises of a welcoming porch, two bedrooms, two reception rooms, good size kitchen, sun room and bathroom wc. Additional features include double glazing, gas central heating and a good size garden.

The coastal resort of East Cowes has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under a mile away.

Please call the Wright Estate Agency on 01983 281010 to arrange an internal viewing



Lounge	14'9" x 11'5"
Dining Room	12'3" x 11'6"
Kitchen	12'7" x 7'4"
Bedroom 1	11'11" x 11'6"
Bedroom 2	12'7" x 7'0"
Bathroom	7'10" x 8'2"
Sun Room	13'1" x 4'2"

**Outside**

The enclosed rear garden is paved with timber shed. There is also a right of way access across the rear garden.

**Council Tax**

Band B

**Services**

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

**Agents Note**

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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



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**  
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