



- Link-Detached Bungalow
- Driveway & Garage
- Close to Local Amenities

- 2 Bedrooms
- Quiet Cul-de-Sac Location
- CHAIN FREE!

- Lounge, Large Sun Room & Separate Dining Area
- Private Sunny Garden
- Viewing Recommended

18 Hildyards Crescent, Shanklin, Isle of Wight, PO37 7EY

**£300,000**

This link-detached bungalow is located in a quiet cul-de-sac, on the outskirts of Shanklin, with the nearby town centre, train station and beach all within easy reach.

The well-presented accommodation comprises 2 bedrooms, bathroom, lounge, kitchen, large sun room and separate dining area. Additionally, the property benefits from an attached garage with power/lighting, driveway with parking for 2/3 cars and lawned gardens to the front and rear.

The very popular location, easy access to amenities and level accommodation makes this an ideal home for anyone looking to enjoy retirement in one of the Island's most sought after seaside towns. A viewing is recommended to appreciate everything this fantastic home has to offer!



# Accommodation

## Entrance Hall

## Lounge

16'10" x 9'10" (5.13m x 3.00m)

## Kitchen

8'7" x 7'9" (2.62m x 2.36m)

## Sun Room

17'4" x 7'11" (5.28m x 2.41m)

## Dining Area

11'4" x 7'2" (3.45m x 2.18m)

## Bedroom 1

11'11" x 9'10" (3.63m x 3.00m)

## Bedroom 2

8'10" x 8'9" (2.69m x 2.67m)

## Garage

16'1" x 7'11" (4.90m x 2.41m)

## Outside

To the front of the property the garden is laid to lawn with a feature Monkey Puzzle tree located in the middle. The driveway provides off road parking for several cars and access to the attached garage. Gated side access leads to the rear garden, which is laid mainly to lawn with a decked area and garden shed.

## Services

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

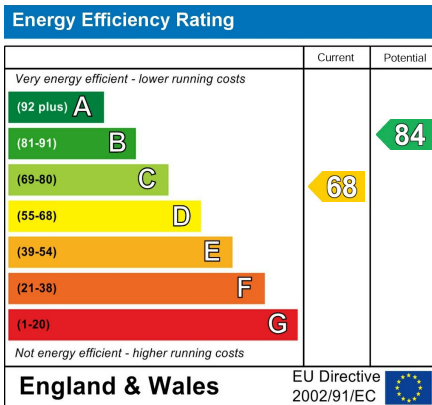
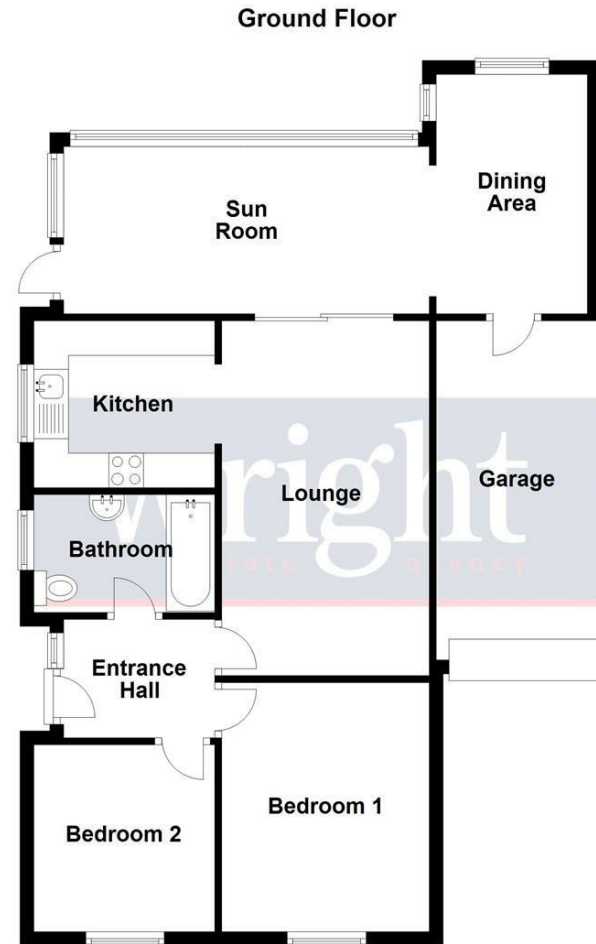


### Council Tax

Council Tax Band C - Please contact The Isle of Wight Council on 01983 823901.

### Agents 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.



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.

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**Viewing:**      Date .....      Time .....