



- Link-Detached Bungalow
- Modern Bathroom & Separate WC
- Attractive Lawned Garden
- 2 Double Bedrooms
- Recently Updated UPVC Double Glazing
- Short Walk to Beach
- Lounge & Large Sun Room
- Driveway & Garage
- Viewing Recommended!

37 Culver Way, Yaverland, Sandown, Isle of Wight, PO36 8QJ

**£390,000**

This beautifully presented bungalow is located in the very sought after coastal area of Yaverland, just a short walk from the beach, with miles of coastal paths to explore. The nearby town centre provides access to a variety of useful local amenities, including shops, supermarkets and both Islandwide and mainland transport links.

The impressive accommodation comprises 2 double bedrooms, lounge, large sun room, well-appointed kitchen, modern bathroom and separate cloakroom. Additionally, the property benefits from a driveway providing off road parking and access to the attached garage. The well-kept front and rear gardens are mainly laid to lawn with a variety of established plants and shrubs.

The very popular location, beautiful accommodation and ample parking makes this an ideal home for anyone looking to take full advantage of life by the sea in one of the Island's most sought after coastal locations. A viewing is a must to fully appreciate everything this truly stunning home has to offer!



## Accommodation

### Entrance Hall

### Lounge

20'7 x 9'11 (6.27m x 3.02m)

### Kitchen

8'6 x 6'9 (2.59m x 2.06m)

### Sun Room

21'1 x 8'5 (6.43m x 2.57m)

### Cloakroom

### Bedroom 1

15'2 x 10'4 (4.62m x 3.15m)

### Bedroom 2

12'9 x 10' (3.89m x 3.05m)

### Bathroom

8'5 x 6'10 (2.57m x 2.08m)

### Garage

15'11 x 11'6 narrowing to 8'3 (4.85m x 3.51m  
narrowing to 2.51m)

### Outside

To the front of the property the garden is laid to lawn. The driveway provides off road parking and access to the garage. The rear garden is laid mainly to lawn with a garden shed and greenhouse.



**Services**

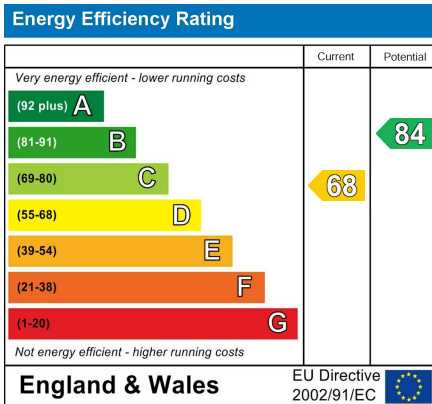
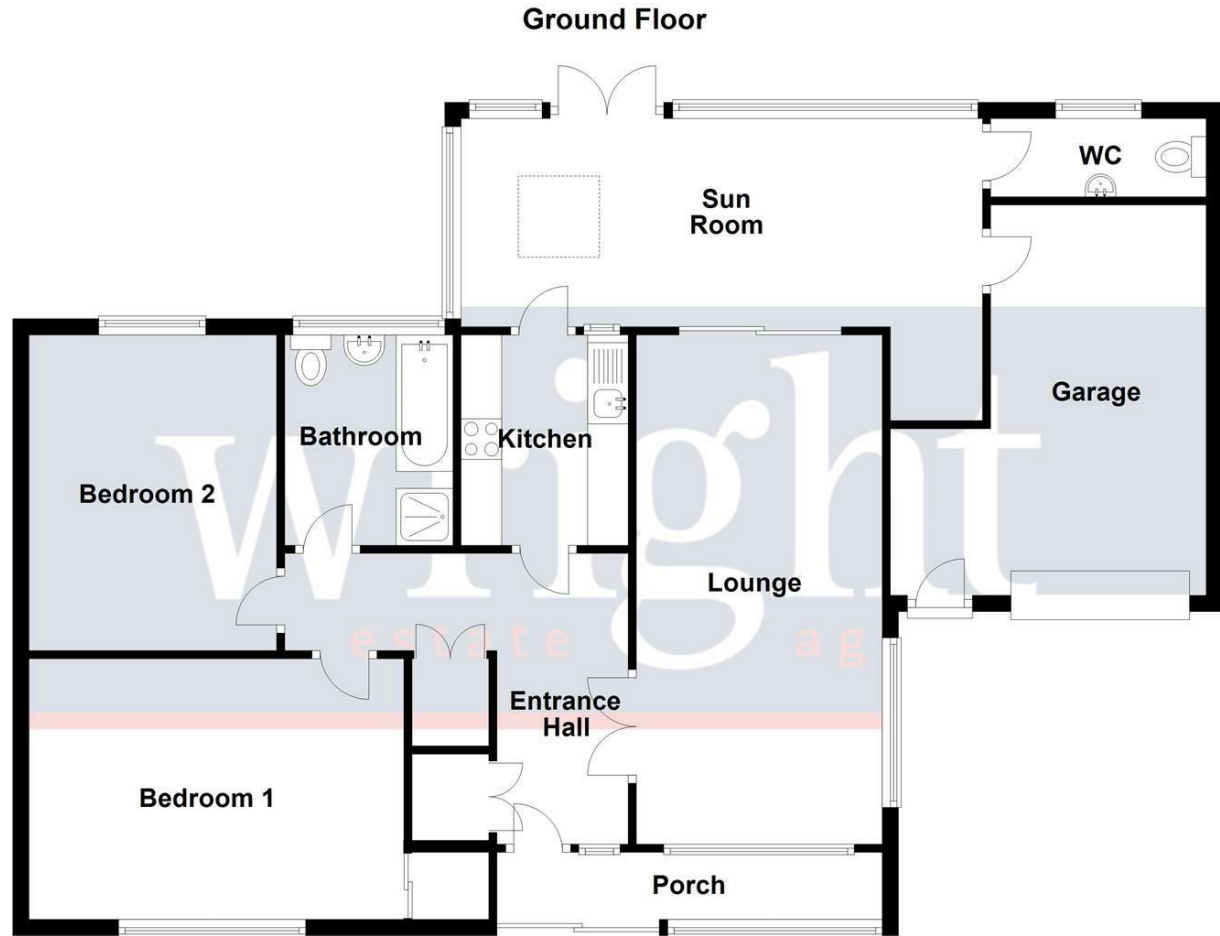
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Band D - Please contact The Isle of Wight Council.

**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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

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