



- **CASH BUYERS ONLY**
- **Separate Kitchen/Diner**
- **Close to Local Amenities**

- **Purpose Built First Floor Flat**
- **Private Garden**
- **Ideal Full-Time or Holiday Home**

- **Good-Sized Lounge**
- **Quiet Cul-De-Sac Location**
- **Viewing Recommended!**

5 Fairmead Close, Lake, Isle of Wight, PO36 9HH

£140,000

This purpose-built first floor flat is located in a quiet cul-de-sac, within easy walking distance of local shops, bus stops and Lake train station with direct ferry connections to the mainland. The Cliff Path is only minutes away and provides access to the seafront with miles of sandy beaches and coastal walks to explore.

The very well-presented accommodation comprises an entrance hall, good-sized lounge, separate kitchen/dining room, a double bedroom and bathroom. Additionally, the property benefits from a private lawned garden located to the side of the building and ample on-street parking within the cul-de-sac.

The flat is FREEHOLD and only suitable for CASH BUYERS. The quiet cul-de-sac setting, easy access to local amenities and very well-presented accommodation makes this an ideal full-time or holiday home for anyone looking to enjoy Island life in one of it's most popular coastal locations. A viewing is recommended to fully appreciate everything this fantastic flat has to offer!



Accommodation

Entrance Hallway

Lounge

14'5 x 11'9 (4.39m x 3.58m)

Kitchen

16'6 x 9'3 (5.03m x 2.82m)

Bedroom

10'9 x 10'3 (3.28m x 3.12m)

Bathroom

7'11 x 5'10 (2.41m x 1.78m)

Outside

There is a private lawned garden located to the side of the property. There is on-street parking available in the cul-de-sac.

Services

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

Council Tax

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

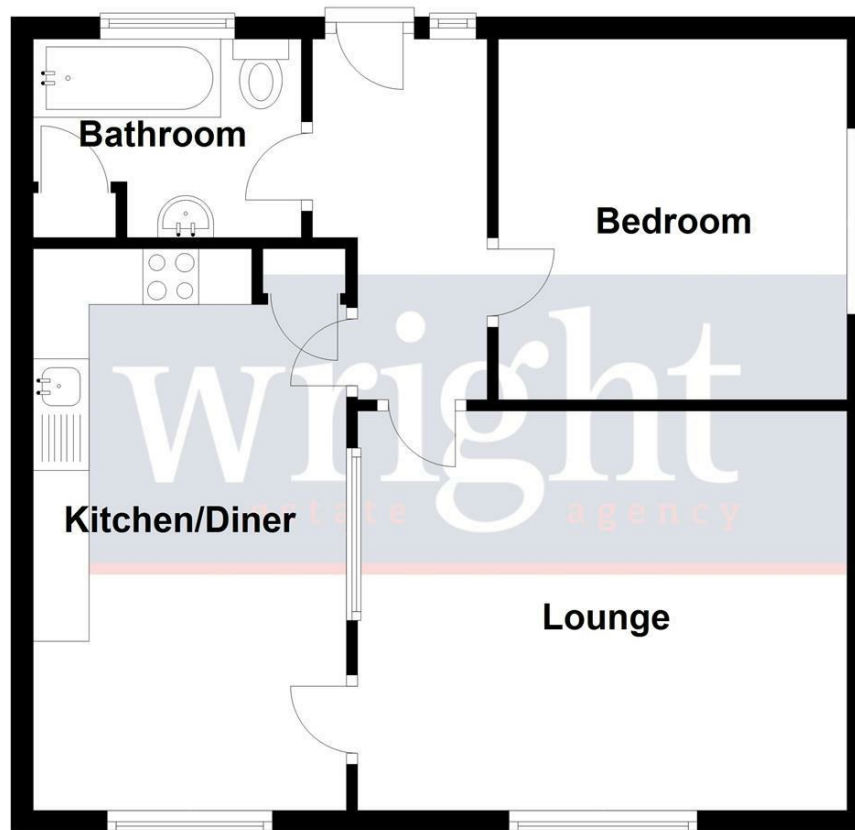
Agents Notes

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.

First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

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PROTECTED

Viewing: Date Time