



- Large Detached Bungalow
- Flexible Accommodation
- Popular Location
- 4 Bedrooms (1 En Suite)
- Gas Central Heating & Double Glazing
- CHAIN FREE
- Ample Driveway Parking
- Close to Local Amenities
- Viewing Recommended!

40 Merrie Gardens, Lake, Isle of Wight, PO36 9QN

£325,000

This spacious, detached bungalow is located on the popular Merrie Gardens estate. Several local supermarkets, bus stops with a regular service between Shanklin and Sandown, The Merrie Garden pub and Gatton & Lake Primary School are all within easy walking distance.

The flexible accommodation comprises 4 bedrooms (1 en-suite), lounge/dining room, kitchen/breakfast room and bathroom. Additionally, the property benefits from a driveway providing off road parking for several cars and a tiered rear garden enjoying a good degree of privacy and seclusion.

The popular location and flexible accommodation makes this an ideal home for a family or anyone looking to enjoy the convenience of being close to both Shanklin and Sandown and just a short drive from the seafront with miles of sandy beaches and coastal paths to explore. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE property has to offer!



Accommodation

Porch

Entrance Hall

Lounge/Dining Room

17'1 x 11'5 (5.21m x 3.48m)

Kitchen/Breakfast Room

17'1 x 9'8 (5.21m x 2.95m)

Bedroom 1

19'5 x 8'4 (5.92m x 2.54m)

En Suite Shower Room

Bedroom 2

12'11 x 10'1 (3.94m x 3.07m)

Bedroom 3

12'10 x 8'3 (3.91m x 2.51m)

Bedroom 4

9'3 x 8'9 (2.82m x 2.67m)

Bathroom

7'1 x 5'6 (2.16m x 1.68m)

Outside

To the front of the property the driveway provides off road parking for several cars. The enclosed front garden is laid to lawn with gated side access leading to the rear garden, which is tiered, with a decked areas, mature hedges and a summerhouse.



Services

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

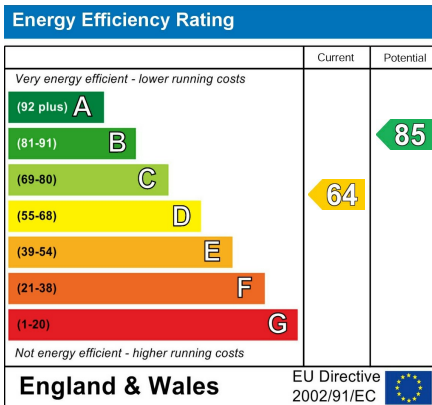
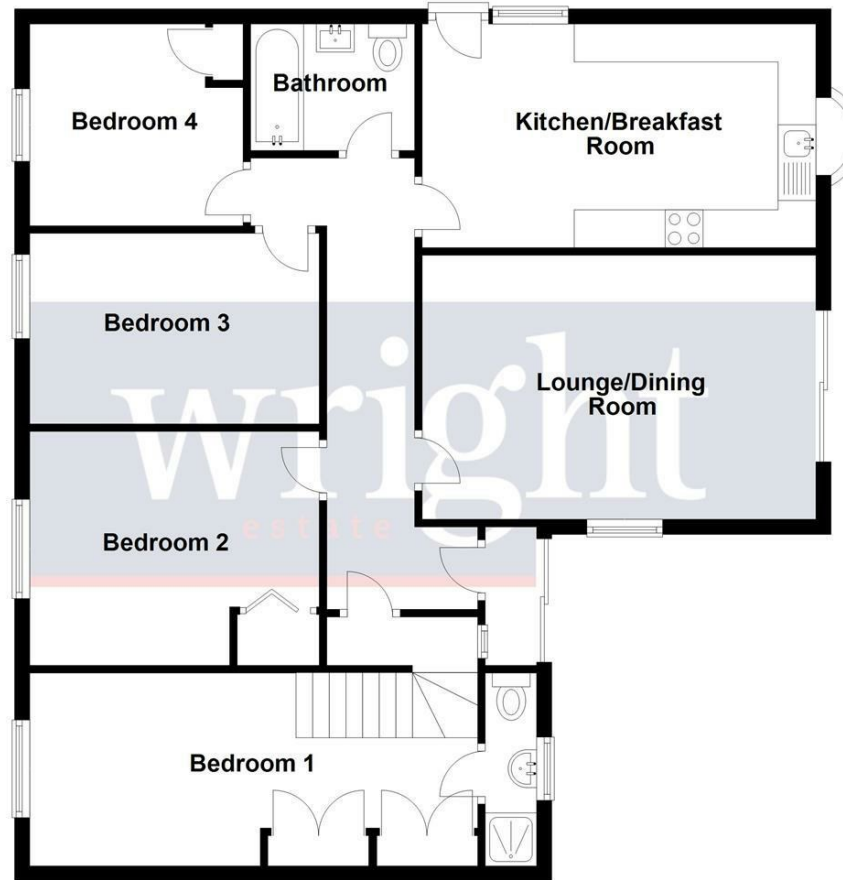
Council Tax

Band E - 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.

Ground Floor



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