



- Detached Bungalow
- Parking & Garage
- Motivated Sellers

- 3 Bedrooms
- Beautiful Secluded Rear Garden
- Quiet, Tucked Away Location

- Lounge, Separate Dining Room & Conservatory
- Electric Car Charging Point
- Viewing Recommended!

11 Ashey View, Lake, PO36 9QA

Fixed Price £325,000

This surprisingly spacious, detached bungalow is tucked away in a quiet cul-de-sac on the popular Merrie Gardens estate. The bungalow is located a short walk from several local supermarkets and bus stops with a regular service in to Shanklin and Sandown. The nearby train station with direct ferry links to the mainland and the seafront with miles of sandy beaches and coastal paths are both within easy reach.

The superbly presented accommodation comprises 3 bedrooms, a lounge, separate dining room, conservatory, kitchen and bathroom. Additionally, the property benefits from driveway parking with electric car charging point, a garage and a beautiful sunny garden with an excellent degree of privacy and seclusion.

The very convenient location, easy access to local amenities and immaculately presented accommodation makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most sought after coastal towns. A viewing is recommended to fully appreciate everything this truly fantastic bungalow has to offer!



Accommodation

Hallway

Lounge

17'1 x 9'1 (5.21m x 2.77m)

Dining Room

9'2 x 8'9 (2.79m x 2.67m)

Conservatory

8'10 x 5'11 (2.69m x 1.80m)

Kitchen

10'2 x 9'8 (3.10m x 2.95m)

Bedroom 1

12'6 max x 10'1 plus recess (3.81m max x 3.07m plus recess)

Bedroom 2

10'8 x 9'3 (3.25m x 2.82m)

Bedroom 3

8'3 x 6'5 (2.51m x 1.96m)

Bathroom

5'11 x 5'8 (1.80m x 1.73m)

Outside

To the front of the bungalow there is a shared driveway providing off road parking with an electric car charging point. The attached garage is located opposite the bungalow and benefits from a recently replaced up and over door, power and lighting. Gated side access leads to the beautiful, sunny rear garden, which is laid mainly to lawn with a patio area and ample space to the side of the bungalow for storage.



Services

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

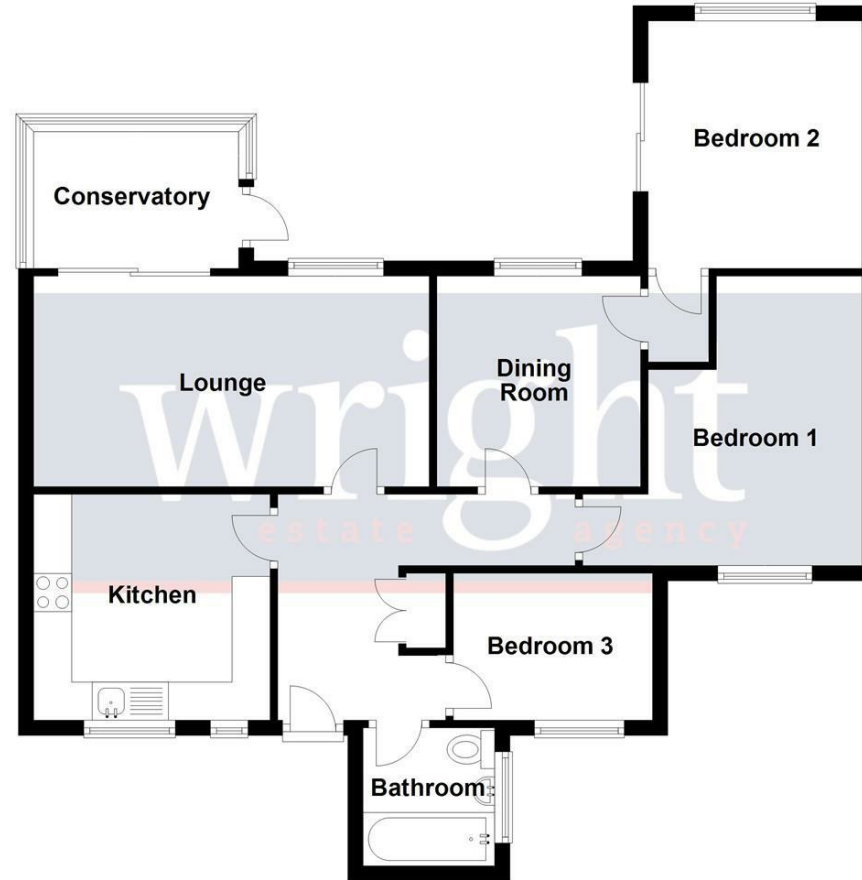
Council Tax

Council Tax Band D - 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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Viewing:

Date

Time