



- Large Link-Detached Bungalow
- Study/Store Room
- Popular Coastal Town Location

- 3 Bedrooms (1 En Suite)
- Ample Driveway Parking & Garage
- CHAIN FREE

- Lounge & Separate Kitchen/Diner
- Enclosed Rear Garden
- Viewing Recommended!

7 Cedar Drive, Shanklin, PO37 7EN

**£345,000**

This spacious link-detached bungalow is conveniently located on the outskirts of Shanklin, within easy reach of the town centre, the local train station with direct ferry links to the mainland, and the seafront with miles of sandy beaches and coastal paths to explore.

The well-proportioned accommodation comprises 3 bedrooms (1 en suite), a lounge, separate kitchen/diner, study, and shower room. Additionally, the property benefits from a brick paved driveway, garage with up and over door, and an enclosed rear garden, which is laid mainly to lawn.

The very convenient location, generously sized accommodation, and ample parking makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE bungalow has to offer!



## Accommodation

### Entrance Hall

### Lounge

15'1 x 11'1 (4.60m x 3.38m)

### Kitchen/Dining Room

16'11 max x 10'10 max (5.16m max x 3.30m max)

### Bedroom 1

17'7 max x 12' max (5.36m max x 3.66m max)

### En Suite

5'6 x 5'5 (1.68m x 1.65m)

### Bedroom 2

10'11 x 8'5 plus recess (3.33m x 2.57m plus recess)

### Bedroom 3

10'9 x 7'8 (3.28m x 2.34m)

### Study/Store Room

6'2 x 5'9 (1.88m x 1.75m)

### Shower Room

7'3 x 6'10 (2.21m x 2.08m)

### Outside

To the front of the property the garden is laid to lawn. The block paved driveway provides off road parking and access to the garage with an up and over door. The rear garden is laid mainly to lawn with a patio area, garden shed and enjoys a good degree of privacy and seclusion.



**Services**

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

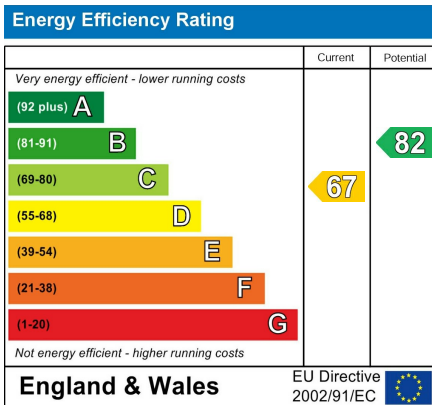
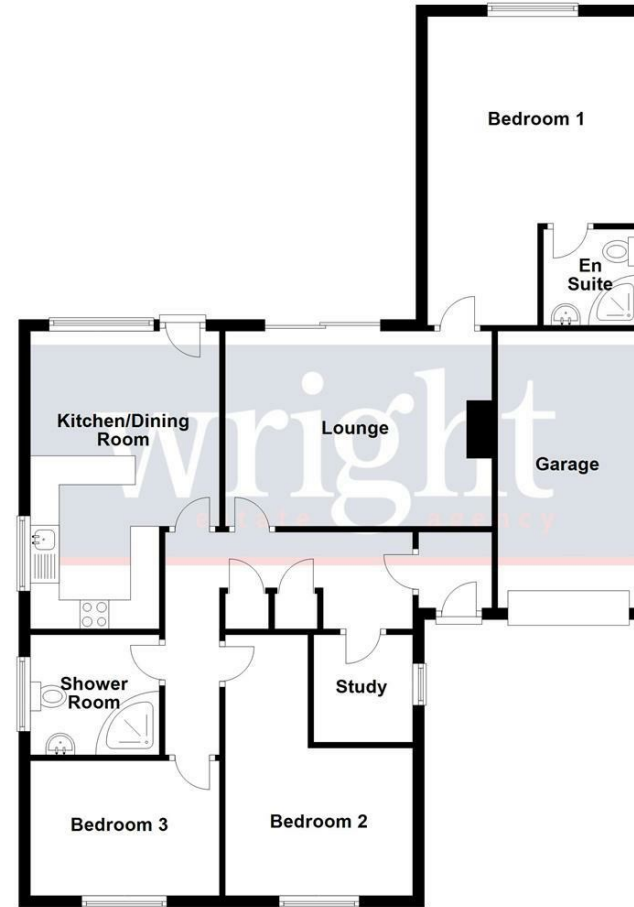
**Council Tax**

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



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 .....