

£220,000 Freehold

Chapel Lane, Merstone, Isle of Wight, PO30 3DD



- **2 bedrooms**
- **Lovely rear garden**
- **Stunning countryside views**
- **Gated parking**
- **Chain free**



About the property

Country cottages don't come much better than this! A charming and characterful home set within a quiet, rural lane. This wonderful countryside setting cannot be understated with wildlife and greenery all around the cottage, you'll definitely be able to escape from the hustle and bustle. Merstone is a very quaint hamlet set within the heart of the Island, where walkers and cyclists will love the accessibility to the Island's countryside. The beautifully presented, two bedroom cottage here has previously been a holiday let and holiday home for the current owners.

There is the secure, gated parking that provides the perfect parking for any prized vehicles. You'll soon begin to realise the unrivalled position on offer here. The large rear garden is beautifully kept plus the views on to stabling and fields are stunning as well as the further backdrop of countryside. You won't want to leave this fantastic space, perfect for hosting family BBQ's. Stepping inside the cottage here, you'll find characterful yet modern living accommodation with a sociable kitchen/diner space and a cosy lounge with a log burner for those dark, winter nights as well as a large bathroom. The first floor comprises the two bedrooms both superbly presented and ready for the lucky new owners to move straight into.

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

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Accommodation

GROUND FLOOR

Utility room 7'2 x 7'3

Kitchen/diner 13'5 x 8'3

Lounge 14'1 x 12'3

Bathroom

FIRST FLOOR

Landing

Bedroom 1 14'2 x 9'7

Bedroom 2 14'9 x 8'2

OUTSIDE

Off road parking

Rear garden

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiow.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F	31	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 