

## Newport, Isle of Wight



- **Parking for 2 Vehicles**
- **Kitchen/Diner**
- **Spacious Lounge and Sunny Conservatory**
- **3 Bedrooms**
- **Bathroom and Master En-Suite**



## About the property

Nestled in a sought-after location opposite the picturesque Pan Country Park, this delightful three-bedroom semi-detached home offers a perfect blend of comfort and convenience. With off-road parking for two cars, a spacious layout, and excellent local amenities, this home is ideal for families, professionals, or those looking to enjoy the peaceful surroundings of Newport.

Upon entering, you'll find a bright and spacious lounge, perfect for relaxing or entertaining guests. The heart of the home is the modern kitchen/diner, offering ample space for cooking and dining. A ground floor cloakroom adds to the home's practicality, while the sunny conservatory provides a lovely additional living space, ideal for enjoying the garden views year-round.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom. Outside, the rear garden is a fantastic space for outdoor entertaining or simply unwinding in the fresh air.

The property is perfectly positioned in Newport, Isle of Wight, with an array of shops, well-regarded schools, and excellent travel links all within easy reach. Plus, with Pan Country Park just across the road, there are plenty of scenic walks to enjoy right on your doorstep.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Freehold (+ Greenbelt Service Charge Approx £154 p/a)

## Accommodation

### GROUND FLOOR

Hallway  
Kitchen/Diner 11'10 x 9'9  
Cloakroom WC  
Lounge 16'3 x 14'9

Conservatory

### FIRST FLOOR

Landing  
Bedroom 1 11'9 x 11 En-suite Shower Room  
Bedroom 2 12'8 x 8'9  
Bedroom 3 8'9 x 7'1  
Bathroom

### OUTSIDE

Rear Garden  
Parking x 2

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

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			