

Shanklin, Isle of Wight



- **2 Bedroom detached bungalow**
- **Well-presented throughout**
- **Off road parking and private rear garden**
- **Highly sought after location**
- **Chain free**



About the property

A quiet and yet convenient location, this very well presented detached bungalow in the heart of Shanklin comes to the market, both chain free and ready to move straight into!

A highly sought after spot, you will find the property sits walking distance of the vibrant Shanklin High Street whilst the coastal path and Esplanade are a short stroll too. Whether a permanent home or for holiday home/let, this location benefits from such a short walk from the sea.

Occupying a well sized plot with parking to the front and a well sized, private rear garden and handy side access. The bungalow also offers plenty of space inside too with potential for more if required. Internally, the property is bright, light and airy with well sized rooms and a sociable aspect to the kitchen/dining area. The bedrooms are both doubles with a family shower room to suit.

The property also offers lots of potential, much like the neighbour's home, this bungalow could be turned into a larger detached house with the correct planning permission obtained. Further still, the loft space is very large with potential to simply convert the existing footprint, once again the relevant permission/building regulation would need to be obtained but plans have been drawn up in readiness.

Council Tax Band D

Accommodation

GROUND FLOOR

Entrance Hall

Bedroom 1 13'11 x 9'11

Bedroom 2 12'6 x 9'11

Lounge 15' x 11'11

Dining Room 10'8 x 9'11

Kitchen 15' x 4'6

Shower Room

Conservatory 12'1 x 9'

OUTSIDE

Front Garden

Driveway Parking

Side Access

Rear Garden

Decked Area

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>

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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

triggio.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			