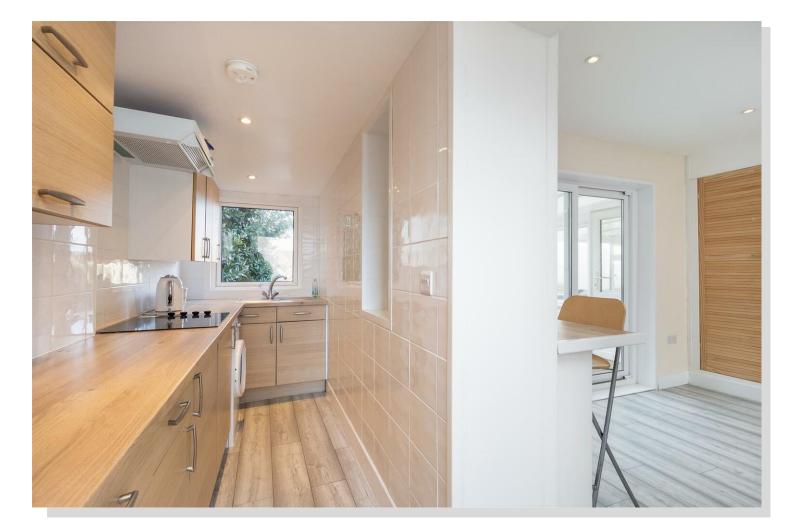


£360,000 Freehold

# Shanklin, Isle of Wight



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



Call 01983-525710 to view this home, or visit <u>www.triggiow.co.uk</u> for more details.



## 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

## CONTACT US

Ground Floor Trigg House Monks Brook St. Cross Business Park Newport Isle of Wight PO30 5WB

Tel: 01983 525710 Email: sales@triggiow.co.uk

# **Book a Viewing**

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

### triggiow.co.uk

#### **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 - 100)B (81-91) C (69-80) (55-68) E (39-54) F (21 - 38)G (1-20)Not energy efficient - higher running costs

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually acc urate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to rec heck the measurements bef ore committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buy ers should check the working condition of any applicances. We have not sough to verify the legal title of the property and the buyers must obtain verification from their solic itor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.