

## Newport, Isle of Wight



- **2 Double Bedrooms**
- **Allocated Parking**
- **Countryside Views**
- **Well Sized and Low Maintenance Rear Garden**
- **Chain Free**
- **60% Shared Ownership**



## About the property

A cracking two bedroom semi-detached house which is bright, spacious, chain free and offered at a 60% Shared Ownership option, perfect for anyone who is looking to take their first step onto the property ladder.

Set in the heart of the islands' capital, Newport. The property sits walking distance of both the busy High Street with its array of shops and cafes whilst also being easy reach of some excellent Isle of Wight countryside. There is also the benefit of close access to one of the island's most popular cycle tracks giving you access to the rest of the island, all the way through to Sandown in one direction and Cowes in the other. Within a short stroll, you can also benefit from the main bus route stop and ensure the food shopping is taken care of with the Asda Superstore close by.

This property offers off road parking to the front. As you enter the property you are met with a spacious hallway, which links the superbly sized living space and the modern fitted kitchen, perfect for anyone looking to simply move in and start living, with contemporary fixtures and fittings.

The first floor comprises two double bedrooms, suitably complimented by a family bathroom, not to mention the handy downstairs W/C too. The First floor views also offer a superb outlook to the surrounding countryside.

Out through the double patio doors, you will find a maintenance free garden with a large patio and artificial grass to ensure a green space all year round!

Local Authority - Isle of Wight Council  
Council Tax Band C  
Tenure - Leasehold (Shared Ownership)  
Additional Shared Ownership Rent £276.81 pcm

## 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

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

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## Accommodation

### GROUND FLOOR

Entrance Hall  
Kitchen 10'1 x 6'8  
Cloakroom W/C  
Lounge/Diner 13'6 x 11'9

### FIRST FLOOR

Landing  
Bedroom 1 13'7 x 10'7  
Bathroom  
Bedroom 2 10'1 x 9'9

### OUTSIDE

Parking to Front  
Enclosed 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**

**[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>		95
(81-91) <b>B</b>	81	
(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>		