

## Bembridge, Isle of Wight



- **2 Double Bedrooms**
- **Superbly Finished Throughout**
- **Off Road Parking**
- **Sought After Location**
- **Chain Free**



## About the property

Beautifully finished, high end fixtures and fittings and traditionally built. These two & three bedroom semi-detached properties are well placed in the sought after village of Bembridge, offering both parking and a well sized, sunny rear garden.

Walking distance of the village High Street. The properties sit within a short stroll to all your daily amenities, from independent shops, cafes and pubs, whilst also being a flat walk to both the beach and some wonderful countryside too, including the Bembridge Windmill. Famed for its sailing community, you will also find two sailing clubs as well.

Offering plenty of kerb appeal, the properties both offer a good level of parking plus side access onto a private and sunny rear garden. The houses are traditionally built by a local, independent builder with lots care and consideration in the design and finish.

Internally, the space is bright, light and ready to move into. The attention to detail ensures that each home has a seamless finish. The properties offer a sociable layout downstairs with Zanussi built-in appliances in the kitchens. Property offers a downstairs WC and a family bathroom upstairs with the three bedroom offering an en-suite shower room. One two bedroom and the other a three bedroom, the properties are both generous with their bedroom space.

Chain Free and offering a 10 year build warranty, either of these new build homes are the stress free and straight forward option for anyone wanting to make the most of this village lifestyle in sought after Bembridge.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen 11'6 x 6'

Downstairs Cloakroom WC

Lounge/Diner 14'5 x 12'10

### FIRST FLOOR

Landing

Bedroom 1 13'1 x 12'11

Bedroom 2 12'10 x 12'2

Bathroom

### OUTSIDE

Driveway

Side Access

Rear Garden

## 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)

## 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>	84	
(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>		