

**Godshill, Ventnor, Isle of Wight**



- **3 Bedroom Family Home**
- **Driveway parking for several cars**
- **Easy Stroll into the village High Street**
- **Chain Free**



## About the property

A brilliant, well presented three bedroom family home in the popular village of Godshill.

A home ready to move into, the complete platform to turn up on move in day and get unpacked and start living. Centrally located on the Island and easily accessible to transport links. Offered Chain Free.

This well presented and spacious detached property is tucked away within the pretty and picturesque village of Godshill, with its quaint High Street including a post office, specialty shops, lovely pubs and cafés. The local primary school is also just around the corner. The village is surrounded by scenic island countryside for any keen walkers or cyclists.

Driveway parking for several cars, the property has both a side garden and a large rear garden too. Internally, the accommodation is bright, light and airy with an open plan living space and sociable kitchen/diner. The first floor comprises three bedrooms, with a modern, luxury bathroom to suitably compliment the property.

Godshill is just ten minutes in the car to either Newport or the coastal town of Shanklin. The village is also served by two regular bus routes. But the village lifestyle is literally just up the road, with a great atmosphere and a wonderful charm.

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

## Accommodation

### GROUND FLOOR

Entrance Porch

Lobby

Lounge Area 19'7 x 12'7

Kitchen diner 19'7 x 8'2

### FIRST FLOOR

Landing

Bedroom 3 10' x 6'8

Bedroom 1 10'5 x 9'5

Bedroom 2 10'5 x 9'5

Bathroom

### OUTSIDE

Driveway

Side Garden

Side Access

Low Maintenance 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

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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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			