

Ventnor, Isle of Wight



- **3 Bedroom semi-detached family home**
- **Well presented throughout**
- **Garage and driveway**
- **Quiet cul de sac within a village location**
- **Chain free**



About the property

A well presented, chain free and tucked away three bedroom family home in the village of Rookley. Offered to the market in excellent condition, you will be able to move straight in without any lengthy onward chains.

Rookley sits in the heart of the island, it's excellent offerings include localised amenities such as the Co-op store, Chequers family pub, village green and Post Office. There are some wonderful walks on the doorstep including that of the Red Squirrel trail and Chillerton Downs too. Further to this, the property sits only a few miles from the island's Principal town Newport.

Driveway parking to the front for two cars, the property also benefits from a garage on the side which has additional access at the rear from the garden. The garden itself is well kept, sunny and relatively low maintenance.

The internal space on offer is bright, light and well designed for families with an L-shaped lounge/diner and separate kitchen that opens onto the rear garden. The first floor comprises three bedrooms with a well sized family shower room.

Council Tax Band B

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner 20'10 x 15'10

Kitchen 10'10 x 8'3

FIRST FLOOR

Landing

Bedroom 1 11'6 x 9'6

Bedroom 2 10'6 x 9'7

Bedroom 3 9'10 x 6'6

Shower Room

OUTSIDE

Driveway parking for 2 vehicles

Garage

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
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

triggiov.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			