

## Lake, Isle of Wight



- Immaculately presented
- 3 Bedrooms
- Front & rear gardens
- Large Garage, Carport & off road parking
- Convenient location



## About the property

A well-presented, extended and superbly placed detached bungalow which is both bright and light, whilst offering beautifully appointed accommodation, presented to a high standard throughout. You'll find this extended home in Lake, a small coastal town centrally positioned between Shanklin and Sandown.

A practical and popular location nowhere is far on foot and within no time you can enjoy all that Shanklin and Sandown has to offer, a practical and eclectic mix of shops, eateries and bars not to mention the cliff path with its stunning coastal views with access to the glorious sandy beaches and waterfront attractions. And, for those commuters both towns have Train Stations that provides direct link line to London Waterloo from Portsmouth.

A central entrance hall welcomes you into the property and sets the tone for spacious accommodation comprising of lounge, dining room and kitchen which are supported by 3 bedrooms and a family bathroom.

Outside and continuing to impress, the property offers off front and rear gardens. The property also benefits from off road parking, a car port and a large garage which even offers a utility space and WC, so you don't need to worry about finding a space for your car after a long day at work or on one of the nearby beaches. There is a wealth of nearby amenities and public transport links nearby so if you want to abandon the car and go exploring the island why not take the train to Ryde!

To conclude, this is a home that really does provides the best of both worlds offering the ability to dip in and out of all that Lake, Shanklin and Sandown have to offer!

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

## Accommodation

### GROUND FLOOR

Entrance hall  
Lounge 21' x 12'10"  
Dining Room 12' x 11'  
Kitchen 12' x 9'  
Bedroom 1 16' x 10'  
Bedroom 2 11' x 10'5"  
Bedroom 3 10' x 6'8"  
Shower Room

### OUTSIDE

Front garden  
Driveway  
Covered car port  
Garage  
Utility room  
WC  
Rear garden  
Veranda  
Summer House

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		69	
(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>			