

Winford, Sandown, Isle of Wight



- **2 Bedroom First Floor Flat**
- **Tenant in Situ**
- **Allocated parking**
- **Quiet, tucked away position**
- **Village location**



About the property

This two bedroom maisonette is situated in a tranquil setting, looking out over beautiful countryside full of wildlife, including many birds and squirrels.

The accommodation is ideal for investment buyers as there is a tenant in situ. A purpose built home with all mod cons, including gas central heating and double glazed windows as well as a fitted kitchen and a modern bathroom to enjoy. Outside, there's an allocated parking space and space for any visitors as well.

The home is located just a short drive from the neighbouring towns of Shanklin and Sandown, where there are plenty of shops, pubs and eateries as well as sandy beaches, beautiful countryside and nature trails nearby, it's a cyclists and walkers paradise.

Council Tax Band A

Accommodation

GROUND FLOOR

Stairs to

FIRST FLOOR

Entrance hall

Lounge 14'9 x 10'6

Kitchen 7'10 x 6'11

Bathroom

OUTSIDE

Off road parking

Visitor parking

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>

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			