

## Shanklin, Isle of Wight



- **3 Bedroom Detached Bungalow**
- **Very sought after location**
- **Quiet position yet walking distance of the Town & Old Village**
- **Garage and driveway**
- **Chain Free**



## About the property

Set in a very desirable part of Shanklin, this 3 bedroom detached home comes to the market chain free! A rare opportunity to purchase a property that has never been on the market before. Situated in the quiet cul-de-sac of Sibden Road, where you can wander into the Shanklin Old Village or get amongst the stunning countryside on your doorstep.

A short stroll from Shanklin High Street, the town offers plenty of shops, cafes and restaurants, whilst the "Old Village" is close by too, with charming walks through the Chine and down to the Seafront. The Sandy beaches of Shanklin bay offer the perfect spot to enjoy the spring and summer island weather.

As you enter the property into the large light filled hallway, you will find an abundance of storage for those day to day items you want to keep hidden away. Off the hallway are almost all other rooms and living spaces. One side houses bathroom and separate toilet and two of the three bedrooms, and the other side, the main bedroom and living room. As you walk through the living room, you are greeted with large glass doors flooding the room with light from the rear garden. On from this you will find the kitchen, overlooking the garden. The property also benefits from an attached garage.

The property has been loved and maintained by the current owners for over 60 years but has not seen much updating in recent years, so this property would be perfect for someone looking to put their own stamp onto it or even make some real changes by converting the large loft space, subject to permissions.

"In accordance with s28 (1) of The Estate Agents Act 1979, please note that the vendors are related to an employee of IOW Residential Limited trading as TriggHomes".

Council Tax Band D

## 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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## Accommodation

### GROUND FLOOR

Entrance Porch Area

Hallway

Bedroom 1 12' x 11'11

Bedroom 2 10'11 x 10'11

Bedroom 3 10'11 x 9'3

Living Room 17'2 x 11'10

Conservatory 9'1 x 5'11

Kitchen 11'3 x 9'

Bathroom

WC

### OUTSIDE

Front Garden

Driveway

Garage

Side Access

Rear Garden

Veranda

## 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			