

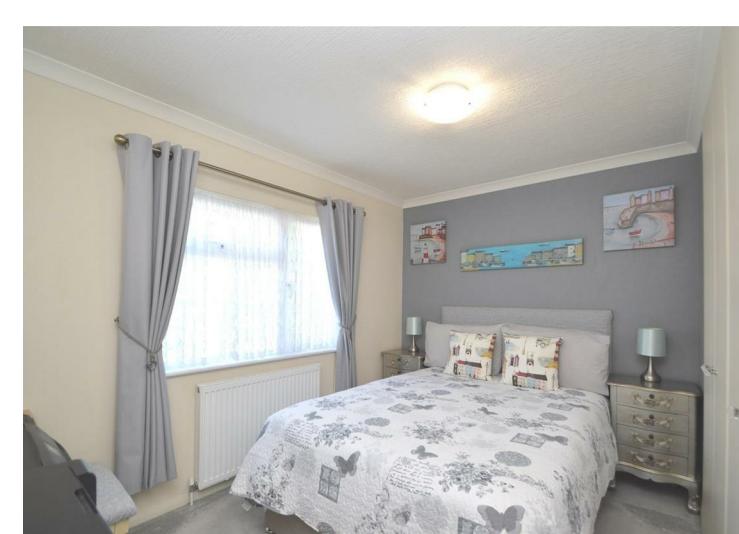
eastcowes@wright-iw.co.uk

wright
estate agency



£165,000

131 Medina Park, Folly Lane, East Cowes, Isle of Wight, PO32 6NF





Situated in a rural and tranquil setting is this beautifully presented over 50's static park home offering a good size wrap around garden. This lovely park home is spacious throughout and is located on the left side of Medina Park and enjoys a sought after and peaceful setting with pathways offering a colorful surrounding to this comfortable home.

The accommodation is light throughout and comprises of a welcoming hall, double aspect lounge which is open to the dining room, good size kitchen, utility room with access to the garden, two bedrooms, with the master having an en-suite shower room wc and dressing room and family bathroom wc. Additional features include double glazing, gas central heating, gated driveway parking and a good size wrap around garden. This stunning location has a lovely community feel therefore we highly recommend a viewing to fully appreciate the accommodation and location on offer. Please note Medina Park is subject to site fees, please call the Wright Estate Agency for further details.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located a mile away.



Hallway

Living Room	17'8" x 11'0"
Dining Room	8'3" x 8'2"
Kitchen	9'1" x 8'0"
Utility Room	9'2" x 4'9"
Bedroom 1	10'5" x 9'4"
Bedroom 2	10'7" x 9'1"
En-Suite	5'6" x 5'1"
Bathroom	6'3" x 5'6"

Parking

The property boasts a block paved driveway providing off road parking for two cars. A proportion of the parking is secure and located behind a timber gate.

Garden

To the front of the property there is a good size garden which is mainly laid to decorative shingle and a good selection of mature shrubs. There is also a pathway which leads to the main entrance door. The rear garden is paved with additional decorative shingle and has a useful shed. The side garden comprises patio area, decorative shingle and mature shrubs. The side garden is the perfect place to enjoy those Al Fresco evenings.

Council Tax

Band A

Services

Mains water, drainage, gas and electric

Additional Information

Service Charges - £242.73 per month

Sewerage - £15.14 per month

No Dogs Allowed

On completion of the sale 10% of the sale price is due to the site owners.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

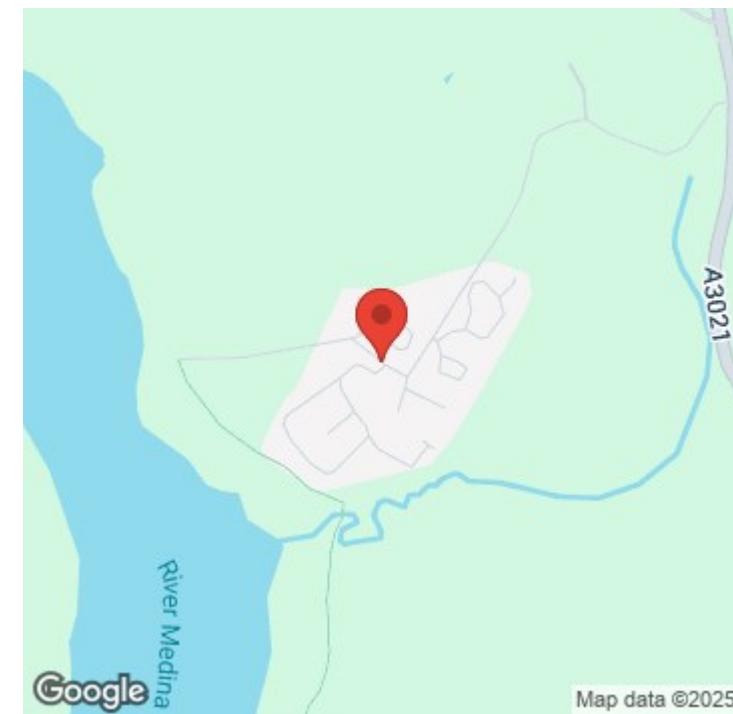
GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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