



**£89,950**

Vinella, Waverley Park, Old Road, East Cowes, Isle of Wight, PO32 6BT







A rare opportunity to acquire this well presented and spacious over 50's park home located within a stones throw from the Esplanade, medical centre, Waitrose supermarket, bus and ferry connections to Cowes and Southampton. The accommodation is light throughout and comprises of a welcoming porch, lounge with triple aspect, kitchen/ diner, two bedrooms and walk in wet room WC. This lovely park home also benefits from double glazing, calor gas central heating, off road parking via a block paved driveway and a low maintenance and private garden. Chain Free. To arrange an internal viewing please contact The Wright Estate Agency on 01983 281010.

Double Glazed Door	
Porch	3'9" x 9'5"
Lounge	11'7" x 9'8"
Kitchen	9'8" x 10'3"
Bedroom 1	11'5" x 9'8"
Bedroom 2	6'5" x 6'0"
Wet Room	6'1" x 4'10"

**Outside**

To the side of the property there is a driveway providing off road parking and leads to the rear garden. The enclosed rear garden is mainly laid to patio and further shed.

**Service Charge**

The service charge is approximately £125 per month.

**Services**

Unconfirmed gas, electric, telephone, mains water and drainage.

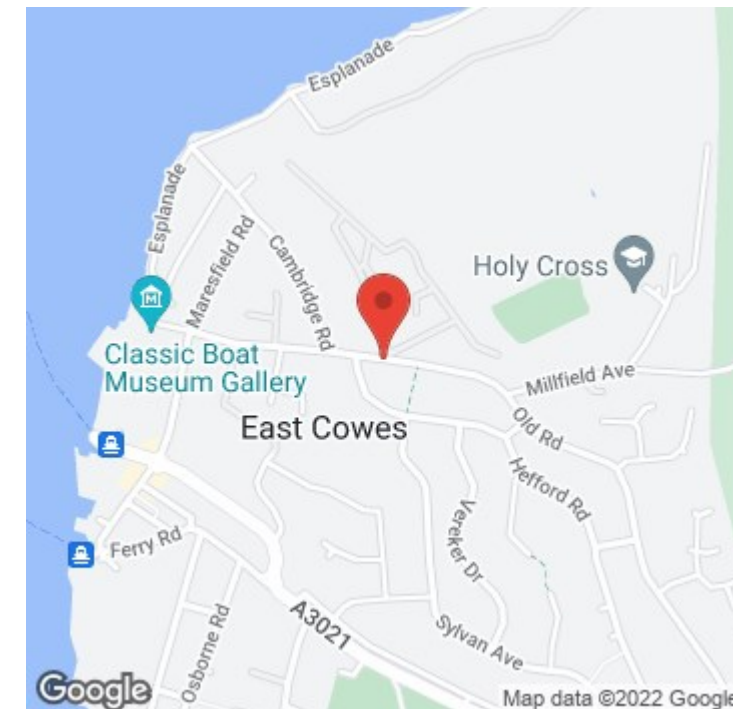
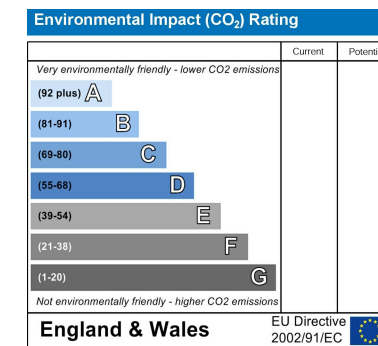
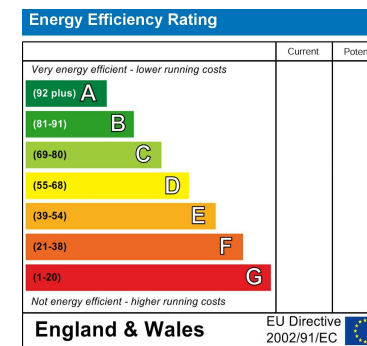
**Council Tax**

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**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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.





**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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**wright**  
 estate agency