



- Semi-Detached Bungalow
- Large Lawned Garden
- Close to Local Supermarkets
- 2 Bedrooms
- Garage
- Gas Central Heating & UPVC Double Glazing
- Modern Fitted Kitchen
- Very Popular Location
- Viewings Welcome

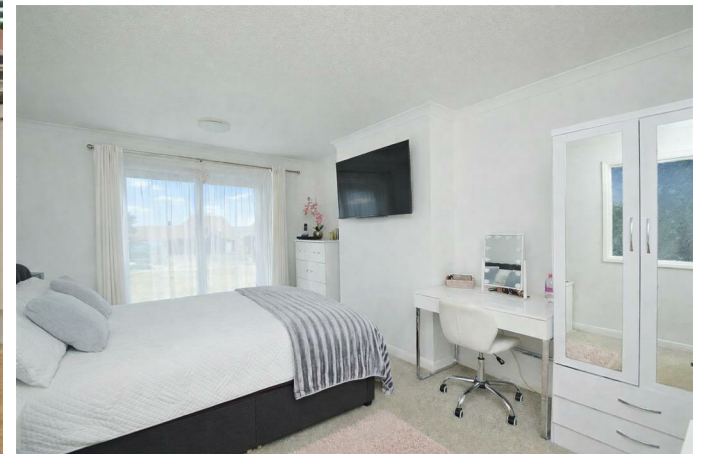
14 Home Farm Close, Lake, PO36 9QF

£285,000

This very well-presented semi-detached bungalow is located in a quiet cul-de-sac on the popular Merrie Gardens estate. Several local supermarkets and bus stops with a regular service to Shanklin and Sandown are all within easy walking distance.

The reconfigured accommodation comprises 2 double bedrooms, a lounge/dining area open to the modern fitted kitchen, and bathroom. Additionally, the property benefits from a good-sized side and rear garden with gated access to the adjacent garage.

The convenient cul-de-sac location, well-presented interior, and lovely enclosed garden makes this an ideal home for anyone looking to enjoy a more relaxed pace of life in one of the Island's most popular coastal areas. A viewing is recommended to fully appreciate everything this fantastic semi-detached home has to offer!



Accommodation

Porch

Entrance Hall

Lounge & Kitchen Area

20' x 12'1 max (6.10m x 3.68m max)

Bedroom 1

16' x 10'9 (4.88m x 3.28m)

Bedroom 2

8'10 x 8'1 (2.69m x 2.46m)

Bathroom

Outside

To the front of the property the garage (16'11 x 8'5) provides parking and benefits from an up and over door, power and lighting. Gated access leads to good-sized garden that extends from the side to the rear of property and is mainly laid to lawn with a patio area.



Services

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

Council Tax

Band C - Please contact The Isle of Wight Council on 01983 823901.

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.



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

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

Viewing: Date

Time