



- Charming Detached Home
- Double Garage with Electric Door
- Close to Shanklin Old Village
- 3/4 Bedrooms
- Established Gardens backing onto Fields
- Downstairs Cloakroom
- FANTASTIC COUNTRYSIDE VIEWS
- 2 Reception Rooms & Separate Kitchen
- Viewings Welcome

42 Church Road, Shanklin, PO37 6QY

£365,000

This charming detached house occupies an elevated position, and is ideally situated to enjoy fantastic views of the surrounding countryside. Big Mead Park and Shanklin Old Village with its popular eateries and shops is just a short walk away. The nearby town centre, local train station with mainland ferry connections, and the seafront with its beautiful sandy beachside are all within easy reach.

The accommodation comprises a welcoming entrance hall with a W.C, lounge with direct access to the garden, a separate dining room, and kitchen on the ground floor, with a landing providing space for a desk, 4 bedrooms, and the family bathroom on the first floor. Additionally, the property benefits from a double garage with an electric door, and tiered gardens with fantastic countryside views.

The popular location with fantastic countryside views, beautiful tiered gardens, and easy access to Shanklin's many amenities makes this an ideal home for anyone looking to enjoy Island life in one of its most sought after coastal settings. A viewing is recommended to fully appreciate everything this charming detached home has to offer!



Accommodation

Entrance Hall

Cloakroom

Dining Room

14'3 into bay x 12'9 (4.34m into bay x 3.89m)

Lounge

15'2 x 12'6 (4.62m x 3.81m)

Kitchen

12'5 x 10'5 (3.78m x 3.18m)

First Floor Landing

Bedroom 1

12'9 x 11'11 into recess (3.89m x 3.63m into recess)

Bedroom 2

10'6 x 7'5 (3.20m x 2.26m)

Bedroom 3

12'6 x 8'4 (3.81m x 2.54m)

Bedroom 4

12'6 x 6'6 (3.81m x 1.98m)

Bathroom

7'10 x 6'10 (2.39m x 2.08m)

Outside

To the front of the property the double garage (18' x 16'11) with power and lighting has an electric door and provides off road parking for 2 vehicles. The front garden features a variety of established plants, shrubs and trees. The rear garden is tiered with lawned sections, various seating areas, 2 garden sheds, and a summerhouse.



Services

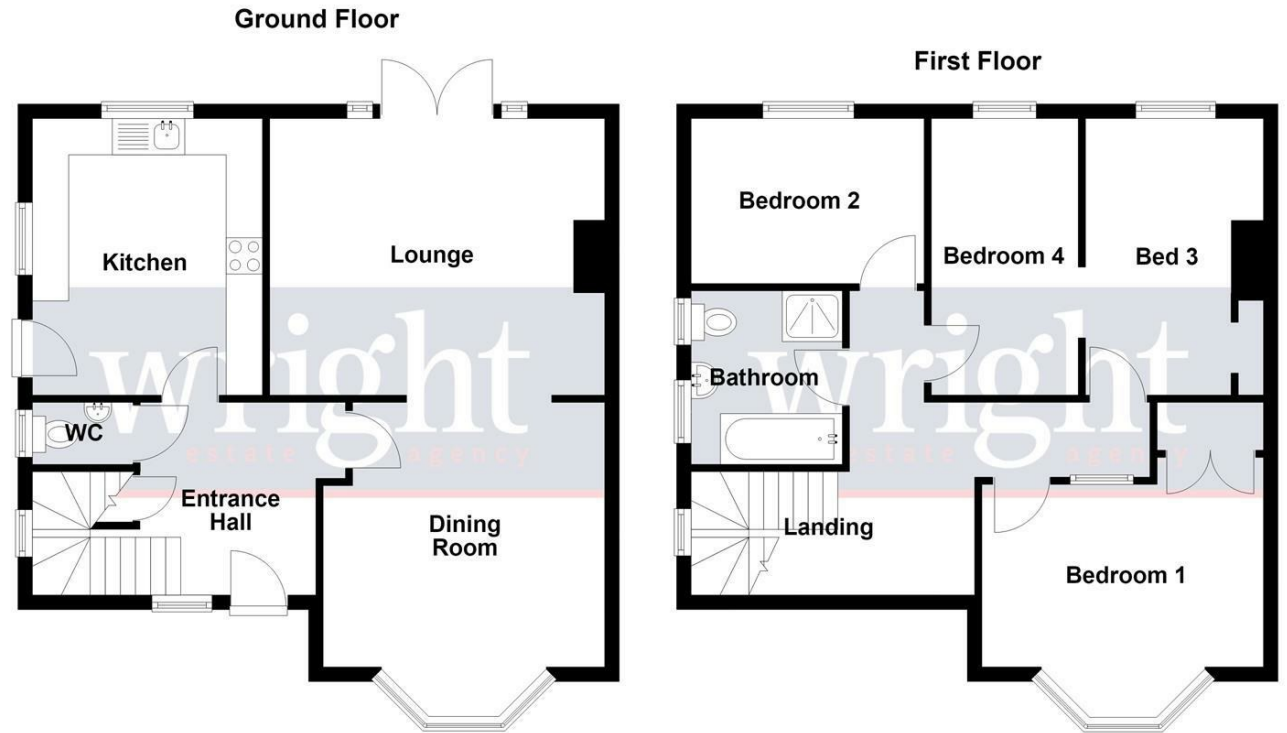
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band E - 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
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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PROTECTED

Viewing: Date Time