



- Detached Bungalow
- Popular Village Location
- CHAIN FREE
- 2 Double Bedrooms
- Driveway & Garage
- Recently Updated UPVC Double Glazing
- Fantastic Countryside Views
- Low Maintenance Gardens
- Viewings Welcome

34 Stenbury View, Wroxall, PO38 3DB

**£295,000**

Equidistant from the seaside towns of Shanklin and Ventnor, this superb bungalow is in a serene rural setting; an ideal position for young and old alike to explore, relax and enjoy the beautiful beaches, spectacular panoramic views and gorgeous sunsets. A nearby path provides an excellent opportunity, for those who like to stretch their legs, to explore the local Downs with its varied wildlife and seasonal flowers

The village of Wroxall has a good bus service with routes to Ryde and Newport twice an hour.

Local places of interest include the Donkey Sanctuary, the Botanic Gardens, Shanklin Chine, the Garlic Farm, Appuldurcombe House and the Model Village at Godshell. A full calendar of well-established events means that there is always something to look forward to on the Island and all tastes are catered for.

Offered to the market at a very competitive price, this property features spacious living areas for immediate comfort while offering potential for personalization. It is going to attract a high level of interest, so early viewing is strongly advised.



## Accommodation

### Entrance Hall

### Lounge/Dining Room

17'1 x 12'9 (5.21m x 3.89m)

### Kitchen

11'10 max x 10'5 (3.61m max x 3.18m)

### Bedroom 1

11'11 x 11'9 (3.63m x 3.58m)

### Bedroom 2

11'11 x 9'10 (3.63m x 3.00m)

### Shower Room

### Outside

To the front of the property the garden is laid to artificial grass for easy of maintenance. The driveway provides off road parking and access to the garage (16' x 7'11) with an up and over door. The rear garden is also laid to artificial grass with a decked area and garden shed.



**Services**

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

**Council Tax**

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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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**Viewing:**

Date .....

Time .....