



- Spacious Detached Bungalow
- Kitchen/Breakfast Room & Utility
- Close to Local Amenities

- 3 Double Bedrooms (1 En Suite)
- Driveway & Integral Garage
- CHAIN FREE

- Lounge & Large Conservatory
- Generous Gardens
- Viewings Welcome

12 Princes Way, Shanklin, PO37 7DU

**£395,000**

This spacious detached bungalow is located on the outskirts of Shanklin, one of the Island's most popular seaside towns. The nearby town centre, local train station with mainland ferry connections, and the seafront with miles of coastal walks are all within easy reach.

The generously proportioned accommodation comprises 3 bedrooms (1 en suite), lounge, kitchen/breakfast room, utility, large conservatory and family bathroom. Additionally, the bungalow benefits from a driveway providing ample off road parking, an integrated garage with an electric door, and large rear gardens, which are mainly laid to lawn.

The very convenient location, spacious interior and beautiful gardens make this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal settings. A viewing is recommended to fully appreciate everything this truly fantastic CHAIN FREE bungalow has to offer!



# Accommodation

## Porch

## Entrance Hall

## Lounge

16'4 x 12'11 (4.98m x 3.94m)

## Kitchen/Breakfast Room

14'1 x 9'1 (4.29m x 2.77m)

## Utility Room

6' x 4'10 (1.83m x 1.47m)

## Conservatory

15' x 11'4 (4.57m x 3.45m)

## Bedroom 1

13'2 x 11'3 (4.01m x 3.43m)

## En Suite

8'11 x 4'8 (2.72m x 1.42m)

## Bedroom 2

11'8 x 11'2 (3.56m x 3.40m)

## Bedroom 3

10'2 x 9'10 (3.10m x 3.00m)

## Bathroom

8'5 x 6' (2.57m x 1.83m)

## Integral Garage

17' x 8'10 (5.18m x 2.69m)

## Outside

To the front of the property the brick paved driveway provides off road parking for several cars and access to the integral garage with an electric door. Secure gated side access leads to the large rear garden, which is laid mainly to lawn with a garden shed, various trees and flower beds. Additionally, there is a gate leading to an extra area of garden which also laid to lawn.



**Services**

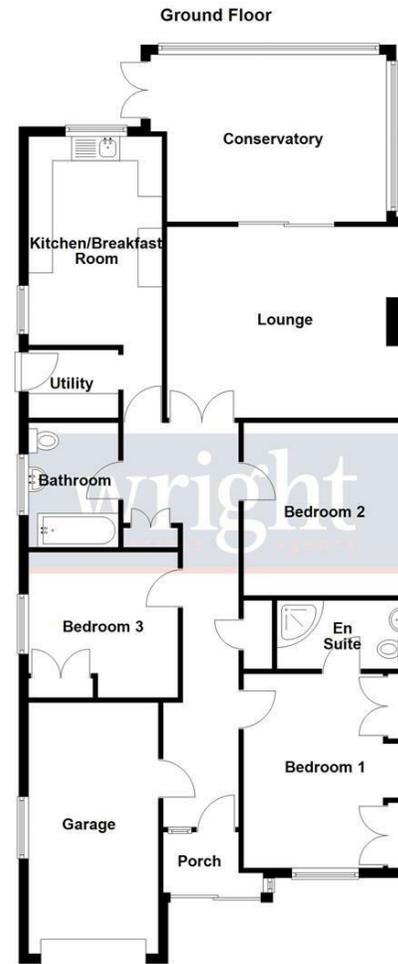
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Council Tax Band D - 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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PROTECTED

**Viewing:**      Date .....      Time .....