

shanklin@wright-iw.co.uk

wright
estate agency



- Charming Semi-Detached Cottage
- SUPERB COUNTRYSIDE VIEWS
- UPVC Double Glazing

- 2 Double Bedrooms
- Popular Village Location
- Close to Village Amenities

- Large Kitchen/Diner & Separate Lounge
- Gas Central Heating
- Viewings Welcome

Bank Cottage St. Johns Road, Wroxall, PO38 3EH

Offers Over £240,000

This charming semi-detached cottage with breath taking countryside views is located in the popular village of Wroxall. A local convenience store/sub-post office, popular primary school, village pub, and bus stops providing a regular service between Ventnor, Shanklin and Newport are all within easy reach.

The well-presented accommodation comprises a lounge and kitchen/dining room on the ground floor, with 2 double bedrooms and the family bathroom on the first floor. Additionally, the property benefits from a tiered garden with truly superb views of the surrounding countryside, including Appuldurcombe House and its extensive grounds.

The lovely village setting, modern interior, and breath taking views makes this an ideal home for anyone looking to enjoy Island life in one of its most popular village locations. A viewing is recommended to fully appreciate everything this fantastic semi-detached home has to offer!



Accommodation

Entrance Hall

Lounge

11'9 x 11'10 (3.58m x 3.61m)

Kitchen/Dining Room

18'6 x 11'8 (5.64m x 3.56m)

First Floor Landing

Bedroom 1

11'10 x 11'8 (3.61m x 3.56m)

Bedroom 2

11'11 x 10'11 (3.63m x 3.33m)

Bathroom

8'4 x 7'9 (2.54m x 2.36m)

Outside

The tiered garden extends to the side and rear of the property, offering various levels from which the fantastic countryside views can be enjoyed. There is a workshop located at the rear of the property.



Services

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

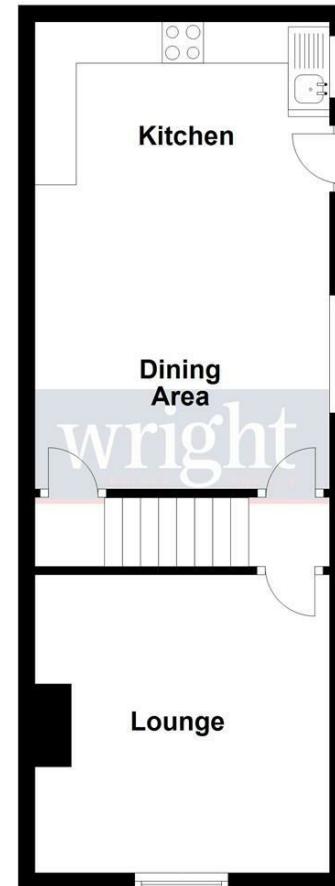
Council Tax

Council Tax Band B - 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.

Ground Floor



First Floor



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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Viewing: Date Time