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wright  
estate agency



- Semi-Detached Cottage
- Countryside Views
- Ideal Family Home

- 2 Bedrooms + Large Attic Room
- Popular Village Location
- Enclosed Rear Garden with Outbuilding/Home Office

- Off Road Parking
- Character Features
- Viewings Welcome!

1 Hillside Terrace High Street, Whitwell, PO38 2PY

**£325,000**

Located in the charming village of Whitwell, this delightful semi-detached cottage offers a perfect blend of comfort and convenience. With a fantastic kitchen/family room and separate lounge, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for families or couples seeking a cosy home.

The cottage features two bedrooms and a large attic room with fantastic views of the surrounding countryside, ensuring a restful retreat at the end of the day. The spacious bathroom is thoughtfully designed, catering to all your daily needs. The property also benefits from parking for one vehicle, and a good size rear garden with a large outbuilding current used as a home office.

Whitwell is known for its friendly community and scenic surroundings, making it an excellent choice for those who appreciate a tranquil lifestyle while still being within easy reach of local amenities. This home presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. Whether you are looking for a family home or peaceful countryside retreat this property is sure to impress.



# Accommodation

## Entrance Lobby

### Lounge

13' x 12' (3.96m x 3.66m)

### Family Room

13' x 10'11 (3.96m x 3.33m)

### Kitchen

12'7 x 7'11 (3.84m x 2.41m)

### Utility Room

9'8 x 6'7 (2.95m x 2.01m)

## First Floor Landing

### Bedroom 1

13' x 12' (3.96m x 3.66m)

### Bedroom 2

11' x 8'4 max (3.35m x 2.54m max)

### Family Bathroom

12'8 x 8' (3.86m x 2.44m)

### Attic Room

14'4 x 11'7 (4.37m x 3.53m)

## Outside

To the front of the property there is a gravelled driveway providing parking for 1 car. The good size rear garden is laid mainly to lawn and benefits from a large outbuilding currently divided into a home office with power and lighting, and a storage area.



## Services

Unconfirmed: electric, telephone, mains water and drainage.

## 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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	55
(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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<b>Viewing:</b>	Date .....	Time .....
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