



- End of Terrace Home
- Low Maintenance Rear Garden
- Popular Village Location
- 3 Bedrooms
- CHAIN FREE
- Ideal First Time Buyer Home
- Lounge/Diner & Separate Kitchen
- En Bloc Garage
- Viewings Welcome

10 Ternal Mead, Godshill, PO38 3LJ

**£230,000**

This end of terrace home is located in the sought after village of Godshill. The local primary school, village shop/sub-post office, children's playground, doctor's surgery and several popular eateries all within easy walking distance. The Island's principal town of Newport is only 10/15 minutes away by car or can be accessed by bus using the regular service running through the village.

The well-proportioned accommodation comprises a lounge/diner, and separate kitchen on the ground floor, with 3 bedrooms and the shower room on the first floor. Additionally, the property benefits from a low maintenance rear garden and an en-bloc garage located adjacent to the property, which provides secure parking or storage. On-street parking is readily available in Ternal Mead.

The picturesque village location, many local amenities within walking distance, and the comfortable accommodation makes this an ideal home for anyone looking to enjoy Island life in one of its most sought after village settings. A viewing is a must to fully appreciate everything this fantastic CHAIN FREE end of terrace home has to offer!



## Accommodation

### Entrance Hall

### Lounge/Diner

16'9 max x 12'3 max (5.11m max x 3.73m max)

### Kitchen

15'2 x 8'11 (4.62m x 2.72m)

### First Floor Landing

### Bedroom 1

13'8 x 9'1 (4.17m x 2.77m)

### Bedroom 2

12'1 x 9'1 (3.68m x 2.77m)

### Bedroom 3

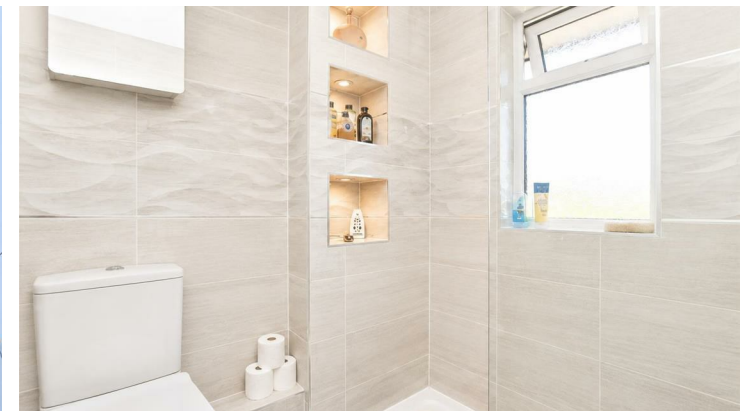
10'3 x 6' (3.12m x 1.83m)

### Shower Room

5'11 x 5'10 (1.80m x 1.78m)

### Outside

To the front of the property the garden is laid to lawn. The rear garden is hard landscaped for ease of maintenance. The en-bloc garage (16'5 x 8'3) with an up and over door is located adjacent to the property.



**Services**

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

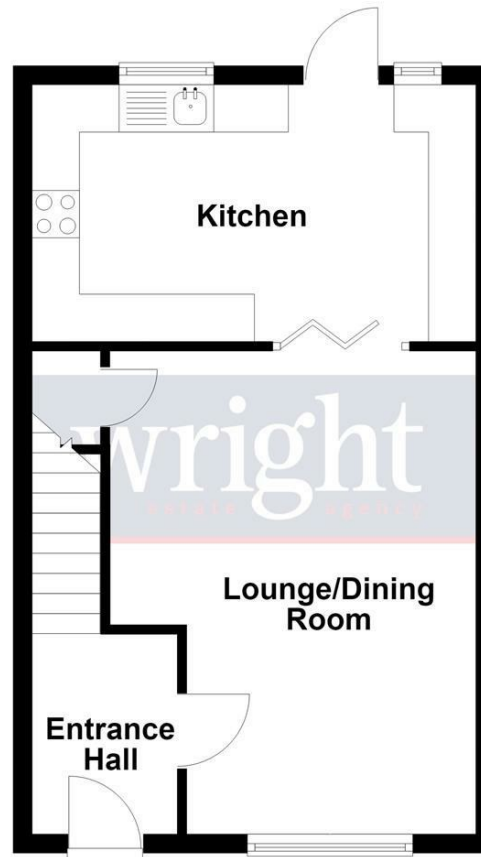
**Council Tax**

Band C - Please contact The Isle of Wight Council.

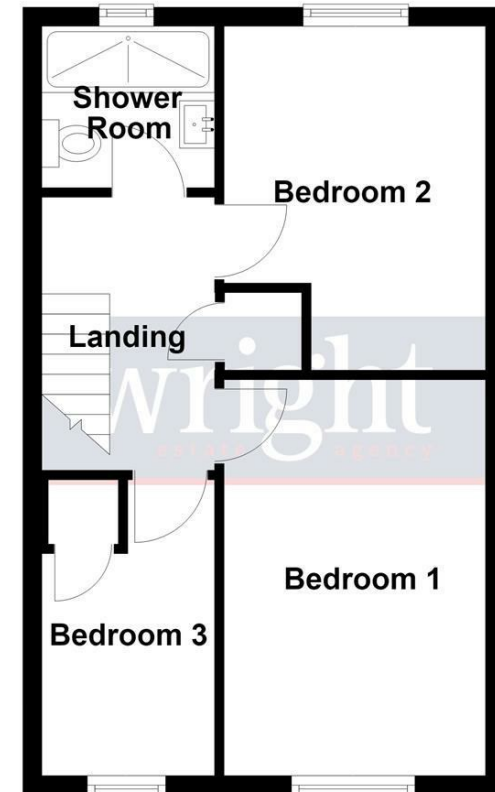
**Agents Notes**

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