

shanklin@wright-iw.co.uk

wright  
estate agency



- Detached Bungalow
- Study/Home Office
- Close to Local Amenities
- 3 Double Bedrooms
- Ample Driveway Parking, Car Port & Double Garage
- Sunny Rear Garden
- Lounge & Large Conservatory
- Quiet Cul-de-Sac Location
- Viewings Welcome

26 Fir Tree Close, Shanklin, PO37 7EX

**£330,000**

Located in a tranquil cul-de-sac in the charming seaside town of Shanklin, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three spacious double bedrooms, this property is ideal for those seeking a peaceful retreat while still being close to local amenities.

As you enter, you are welcomed by a good sized lounge, providing ample space for relaxation and entertaining. The large conservatory is a standout feature, allowing natural light to flood the home and offering a lovely space to enjoy the garden views throughout the seasons.

The bungalow boasts a study/home office and a practical layout that maximises space and functionality. For those with vehicles, the property includes a double garage situated in the rear garden, along with parking for up to three vehicles, ensuring that you and your guests will never be short of space.

The quiet location enhances the appeal of this home, making it a perfect sanctuary away from the hustle and bustle of everyday life. Whether you are looking to downsize or simply seeking a comfortable home in a serene setting, this bungalow in Shanklin is a wonderful opportunity not to be missed. Come and experience the charm and convenience of this lovely property for yourself.



# Accommodation

**Entrance Porch**

**Hallway**

**Lounge**

18'3 max x 10'9 (5.56m max x 3.28m)

**Conservatory**

20'9 x 8'8 (6.32m x 2.64m)

**Study/Home Office**

10'8 x 7'6 (3.25m x 2.29m)

**Kitchen**

10'9 x 7'3 (3.28m x 2.21m)

**Bedroom 1**

10'11 x 10'9 (3.33m x 3.28m)

**Bedroom 2**

10'10 x 10'10 (3.30m x 3.30m)

**Bedroom 3**

15'1 x 7'6 (4.60m x 2.29m)

**Shower Room**

7'9 x 5'6 (2.36m x 1.68m)

**Outside**

The home offers ample parking to the front, leading to the car port with access through to the double garage at the rear, with an electric roller door (approx. 25'8 x 13'10). The garage offers great workshop facilities with power and lighting. The home also benefits from a garden shed, and a covered seating area off the conservatory.



## Services

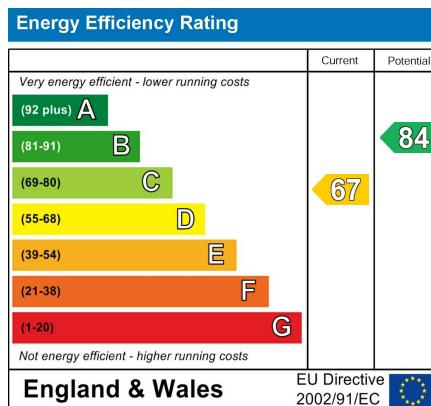
Unconfirmed: gas, electric, telephone, mains water and drainage.

## Council Tax

Band C - Please contact The Isle of Wight Council on 01983 823901.

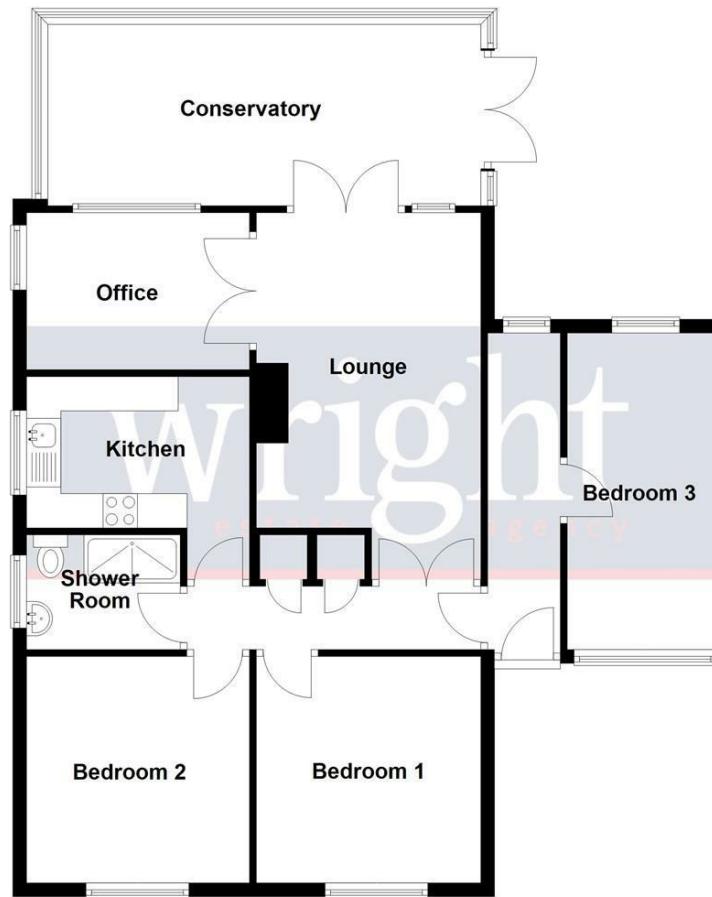
## Agents Notes

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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.

## Ground Floor



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