



- Terraced House
- Downstairs Cloakroom
- Popular Village Location

- 2 Double Bedrooms (both en suite)
- Low Maintenance Rear Garden
- Ideal First Time Buyer Home

- Lounge/Diner & Separate Kitchen
- En-Bloc Garage
- Viewings Welcome

13 Ternal Mead, Godshill, PO38 3LJ

**£219,950**

This terraced house is located in the popular village of Godshill. A local convenience store, popular primary school, several pub/restaurants, and bus stops providing a regular service between Newport, Shanklin, and Ventnor are all within easy walking distance.

The accommodation comprises a lounge/dining room, kitchen and cloakroom on the ground floor, with 2 bedrooms (both en suite) on the first floor. Additionally, the property benefits from a low maintenance front and rear gardens and an en-bloc garage.

The popular location, well-presented accommodation, and low maintenance gardens makes this an ideal home for anyone looking to enjoy Island life in one of it's most popular village settings. A viewing is a must to appreciate everything this fantastic terraced home has to offer!



## Accommodation

**Porch**

**Entrance Hall**

**Cloakroom**

**Kitchen**

9' x 9' (2.74m x 2.74m)

**Lounge & Dining Area**

17' x 15'2 (5.18m x 4.62m)

**First Floor Landing**

**Bedroom 1**

15'5 x 9'4 max (4.70m x 2.84m max)

**En Suite**

7' x 5'4 (2.13m x 1.63m)

**Bedroom 2**

15'4 x 10'11 max (4.67m x 3.33m max)

**En Suite**

5'3 x 5'2 (1.60m x 1.57m)

**Outside**

To the front of the property the garden is gravelled for ease of maintenance. The rear garden is laid to artificial lawn with a patio area, pond and raised beds. There is gated rear access to the en-bloc garage.



**Services**

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

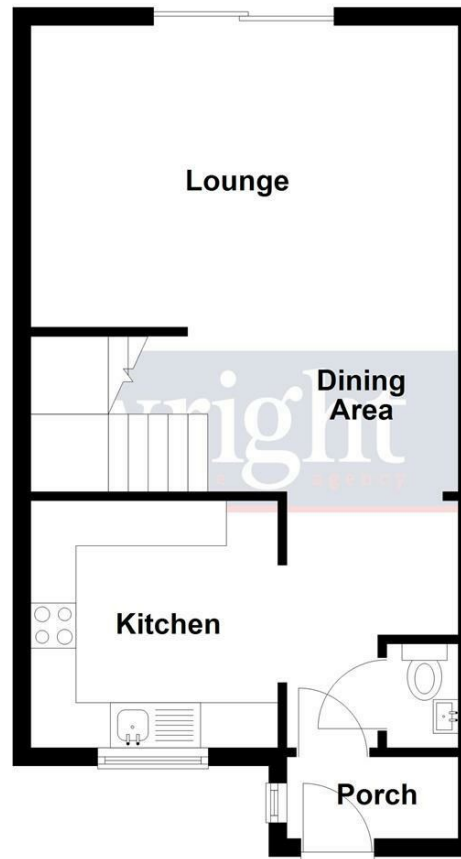
**Council Tax**

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

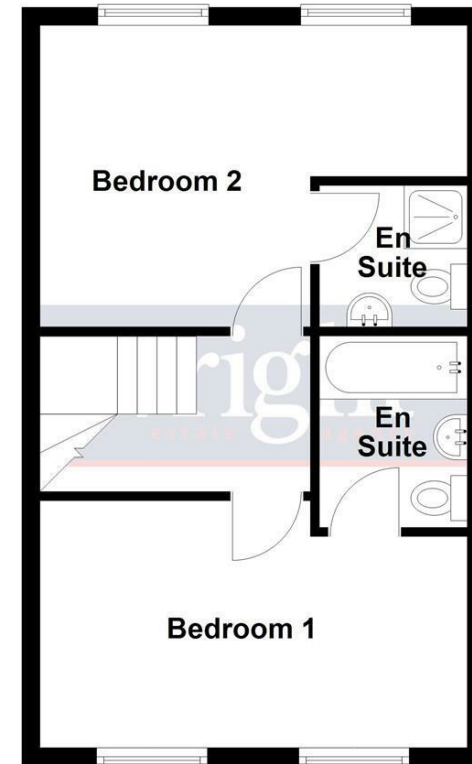
**Agents Notes**

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 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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PROTECTED

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