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wright
estate agency



- Modern Detached Home
- Garage with Electric Roller Door
- Quiet Cul-de-Sac Location

- 3 Bedrooms
- Countryside Views
- Short Walk to Town & Beach

- Driveway Parking
- CHAIN FREE
- Viewings Welcome

12 Copse End, Sandown, Isle of Wight, PO36 9PZ

£275,000

This modern detached home is located in a quiet cul-de-sac, backing onto open countryside. Within easy walking distance of the nearby town centre and its range of amenities, the local train station with mainland ferry connections, and the seafront with miles of sandy beaches and coastal paths to explore.

The well-proportioned accommodation comprises a lounge, separate kitchen, conservatory, and cloakroom on the ground floor, with 3 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from a driveway providing off road parking and access to the attached garage with an electric roller door. Gated side access leads to the lawned rear garden with lovely countryside views.

The very peaceful location, family-friendly accommodation, and easy access to Sandown's many amenities makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer.



Accommodation

Entrance Hall

Cloakroom

Kitchen

12'6 x 7'8 (3.81m x 2.34m)

Lounge

16'6 x 10'11 (5.03m x 3.33m)

Conservatory

13'9 x 6'6 (4.19m x 1.98m)

First Floor Landing

Bedroom 1

11' x 9' (3.35m x 2.74m)

Bedroom 2

9'6 x 7'10 (2.90m x 2.39m)

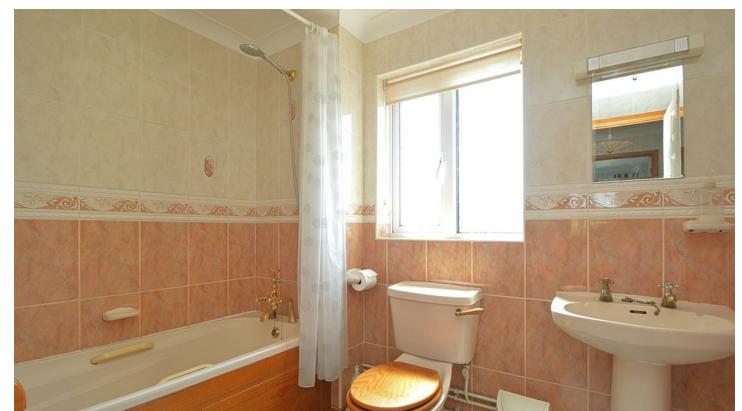
Bedroom 3

11' x 7' (3.35m x 2.13m)

Family Bathroom

Outside

To the front of the property the paved driveway provides off road parking and access to the attached garage (18'6 x 8'2) with an electric roller door. Gated side access leads to the lawned rear garden backing onto open countryside.



Services

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

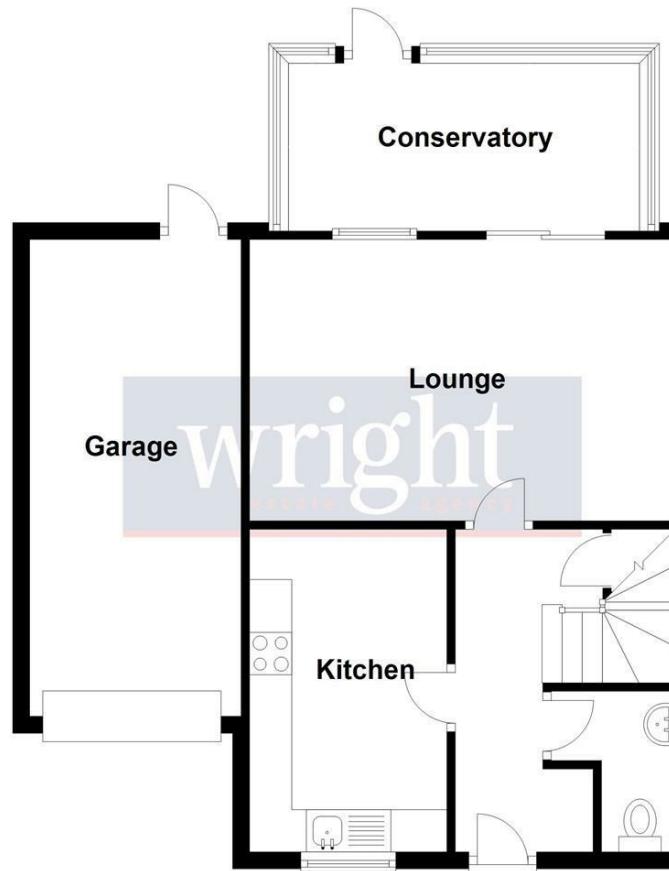
Council Tax

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

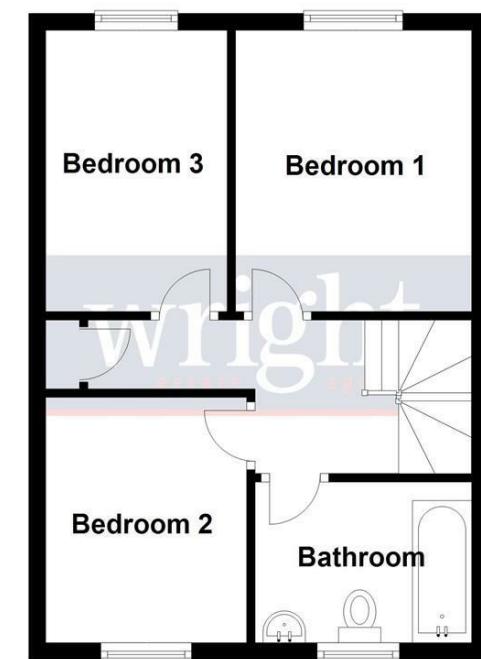
Agents Notes

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 fitments, 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