



- Link-Detached Bungalow
- Good-Sized Rear Garden
- Sought After Cul-de-Sac Location
- 2 Double Bedrooms + Attic Room w/ Sea Views
- Short Walk to Beach
- Viewings Welcome
- Driveway Parking & Garage
- Scope for Extension
- CHAIN FREE

14 Yaverland Close, Sandown, PO36 8QF

**£354,950**

Located in Yaverland Close, this delightful detached bungalow offers a perfect blend of comfort and potential. Just a short stroll from the beautiful dog-friendly beach, this property is ideal for those who appreciate coastal living and the serene lifestyle it brings.

The bungalow features two well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, an attic room presents an exciting opportunity for further development, whether you envision a home office, a playroom, or an extra guest space. The potential for extension allows you to tailor the property to your specific needs, making it a fantastic investment for the future.

The surrounding area is known for its friendly community and convenient amenities, ensuring that you have everything you need within easy reach. Whether you are looking to enjoy leisurely beach walks, explore local shops, or indulge in the vibrant culture of Sandown, this location has it all.

This property is not just a bungalow; it is a canvas for your dreams, offering the chance to create a home that reflects your personal style. With its prime location and scope for enhancement, this bungalow is a rare find in today's market. Don't miss the opportunity to make this charming property your own.



# Accommodation

**Entrance Hall**

**Cloakroom**

**Lounge**

16'2 x 11'10 (4.93m x 3.61m)

**Kitchen**

8'11 x 7'1 (2.72m x 2.16m)

**Bedroom 1**

12' x 11'10 (3.66m x 3.61m)

**Bedroom 2**

9' x 8'7 (2.74m x 2.62m)

**Shower Room**

7'4 x 5'5 (2.24m x 1.65m)

**Conservatory**

22'6 x 7'5 (6.86m x 2.26m)

**Attic Room**

11'1 x 9'5 (3.38m x 2.87m)

**Outside**

To the front of the property the recently extended driveway provides ample off road parking and access to the garage (16'11 x 8'3). The good-sized rear garden is laid mainly to lawn and is ideally positioned to enjoy sunshine throughout the day.



## Services

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

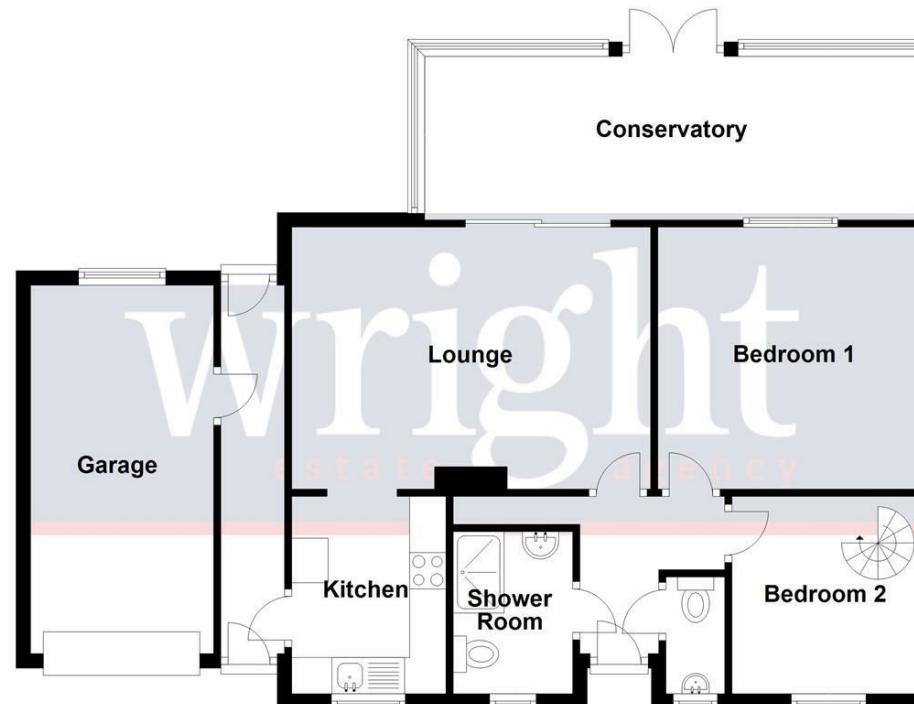
## Council Tax

Council Tax Band C - Please contact The Isle of Wight Council.

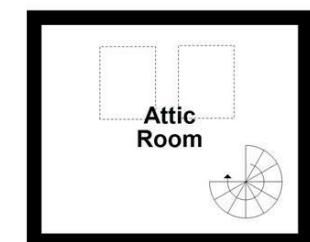
## Agents Notes

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	83	
(1-20) G	26	
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 .....