



- Purpose-Built Ground Floor Maisonette
- Private Rear Garden
- Close to Local Amenities

- 2 Double Bedrooms
- CHAIN FREE
- Tucked Away in a Quiet Cul-de-Sac

- Newly Fitted Kitchen
- Sought After Village Setting
- Viewings Welcome

8c Yarborough Close, Godshill, PO38 3HS

£169,950

Located in the charming village of Godshill, this delightful ground floor maisonette offers a perfect blend of comfort and convenience. With two well-proportioned double bedrooms, this property is ideal for couples or anyone seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge/diner that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a modern shower room, ensuring all your daily needs are met with ease. The kitchen is newly fitted and designed to be functional and efficient, making meal preparation a pleasure.

The picturesque setting of Godshill offers residents the opportunity to enjoy the tranquillity of village life whilst being just a short drive from the Island's principle town of Newport. Godshill is known for its beautiful countryside, local amenities, and friendly community, making it an excellent choice for those looking to settle in a village life.

This property presents a wonderful opportunity for anyone seeking a comfortable home in a desirable location and is sure to impress with its charm and practicality. Do not miss the chance to make this lovely maisonette your new home.



Accommodation

Porch

7'7 x 3'4 (2.31m x 1.02m)

Lounge/Diner

13'4 x 11'11 (4.06m x 3.63m)

Inner Hallway

Kitchen

10'11 x 8'2 (3.33m x 2.49m)

Bedroom 1

11'10 x 10'9 (3.61m x 3.28m)

Bedroom 2

9'4 x 8'11 (2.84m x 2.72m)

Shower Room

7'2 x 6'5 (2.18m x 1.96m)

Outside

To the front of the property the garden is laid to lawn with an area for bin storage. The rear garden is also laid to lawn with a garden shed and gated side access.



Tenure

999 year lease from 2019 (share of freehold)
Ground Rent n/a
Maintenance and insurance costs are split 50/50 with 8d Yarborough Close.

Services

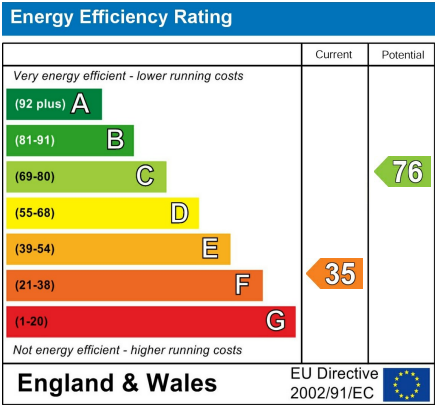
Unconfirmed: electric, telephone, mains water and drainage.

Council Tax

Band B - 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.



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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