

shanklin@wright-iw.co.uk

wright  
estate agency



- Charming Victorian Semi-Detached Home
- Off Road Parking
- Ideal Family Home
- 4/5 Bedrooms
- Enclosed Rear Garden
- Short Walk to Shops, Seafront & Train Station
- Recently Fitted Kitchen
- CHAIN FREE
- Viewings Welcome

21 St. Pauls Crescent, Shanklin, PO37 7AW

**£365,000**

Located in the charming seaside town of Shanklin, this semi-detached house presents an ideal family home, perfect for those seeking comfort and convenience. With 4 spacious bedrooms and an office/bedroom 5, this property offers ample room for a growing family or those who enjoy hosting guests. The well-appointed kitchen and living room provide a welcoming environment for relaxing and social gatherings.

The property features a spacious family bathroom and separate WC on the first floor, designed to cater to the needs of a busy household. The layout is practical, ensuring that daily routines can be managed with ease. Additionally, there is driveway parking for 1 car, a valuable asset in this desirable location. The enclosed rear garden provides the ideal spot to enjoy sunny summer afternoons with the family.

Shanklin is renowned for its picturesque surroundings and family-friendly atmosphere, making it an excellent choice for those looking to settle in a vibrant community. With many local amenities, schools, transport links, and beautiful beaches nearby, this home is perfectly positioned to enjoy all that Shanklin and the surrounding area has to offer.



# Accommodation

## Entrance Hall

### Lounge

15'1 into bay x 12'10 (4.60m into bay x 3.91m)

### Kitchen/Dining Room

23'6 x 11'9 (7.16m x 3.58m)

### Bedroom 4

11'10 x 11'4 (3.61m x 3.45m)

## First Floor Landing

### Bedroom 1

15'3 into bay x 11'3 (4.65m into bay x 3.43m)

### Bedroom 2

11'11 x 11'4 (3.63m x 3.45m)

### Bedroom 3

11'10 x 9'2 (3.61m x 2.79m)

### Office/Bed 5

7'8 x 5'11 (2.34m x 1.80m)

### Family Bathroom

10'2 x 7'3 (3.10m x 2.21m)

### Separate W.C

### Outside

To the front of the property the driveway provides off road parking for 1 car. Gated side access leads to the enclosed rear garden, with a decked area, lawn and garden shed.



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



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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF  
 Phone: 01983 866822  
 Email: shanklin@wright-iw.co.uk

<b>Viewing:</b>	Date .....	Time .....
-----------------	------------	------------