



- 2 Double Bedrooms
- South Facing Garden
- Predicted EPC A - Super Efficient Home
- Driveway Parking for 2 Cars

- 10 Year Build Warranty & Captiva Exclusive 2 Year Defect Warranty
- Located on a Cul-De-Sac
- Award Winning Development for Build Quality

- PV (solar) Panels, Air Source Heat Pump & Underfloor Heating
- Utility Area
- Nominated for Residential Development of the Year 2025 at the South Coast Property Awards

Plot 15, The Wellow, Lily Cross Farm West Street, Godshill, PO38 3HL

**£255,000**

Plot 15 is the one of the last remaining Wellow style homes on the development, offering an opportunity to own a home with the countryside on your doorstep. This charming semi detached house has been carefully designed to accommodate all the needs of the modern home owner. The separate sitting room will beckon in the evenings where one can relax in front of the television. However, during the day the open plan kitchen dining space will be the place to be for seamless access to the pretty garden and the pleasant vista this affords. In line with much needed requirements there are two bedrooms upstairs with a family bathroom. The driveway parking for two cars is conveniently positioned for off street parking. This appealing development is positioned within the village of Godshill with picturesque rural surroundings and a 'postcard perfect' village centre with convenience store, buses and some wonderful establishments to eat and drink. The village sits between the Island's principal town of Newport and the popular coastal town of Shanklin. Newport town is home to the most extensive range of retail shops, services and facilities found anywhere on the Island and these will be a short car journey away. A network of footpaths and bridleways navigate the rural surroundings connecting to other well-trod routes, villages and towns. With a prime location, Plot 15 combines comfort, convenience, and charm, making it the perfect choice for anyone seeking a new home on the Island. Offered chain free and available soon.



# Accommodation

## Entrance Hall

## Living Room

11'7" x 12'11" (3.53m x 3.94m)

## Kitchen/Diner

12'0" x 10'0" (3.66m x 3.05m)

## Cloakroom W.C.

## Landing

## Bedroom 1

14'11" x 8'3" (4.55m x 2.51m)

## Built-in Cupboard

## Bedroom 2

14'10 x 8'2 (4.52m x 2.49m)

## Bathroom

7'3" x 6'8" (2.23m x 2.05m)

## Parking

Off Road Parking

## Garden

Lawned Gardens

## Tenure

Freehold

## Council Tax

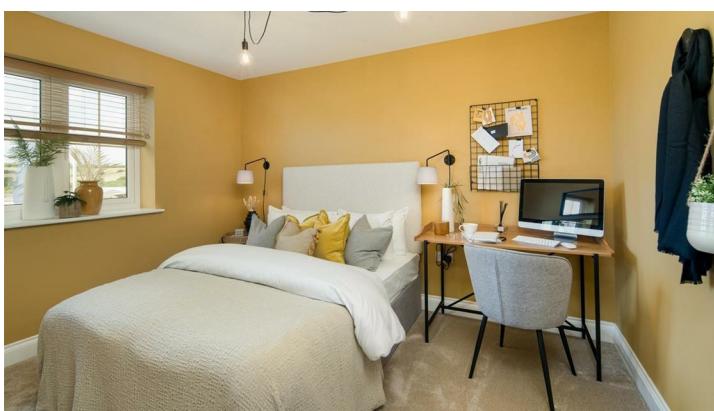
To Be Confirmed

## Heating

Air source heat pump and underfloor heating

## Flood Risk

Very Low Risk



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## Broadband Connectivity

Openreach & Wightfibre Networks up to Ultrafast Available.

## Mobile Coverage

Coverage Includes: EE, Three, O2 & Vodafone

## Services

Unconfirmed gas, electric, water, drainage and broadband.

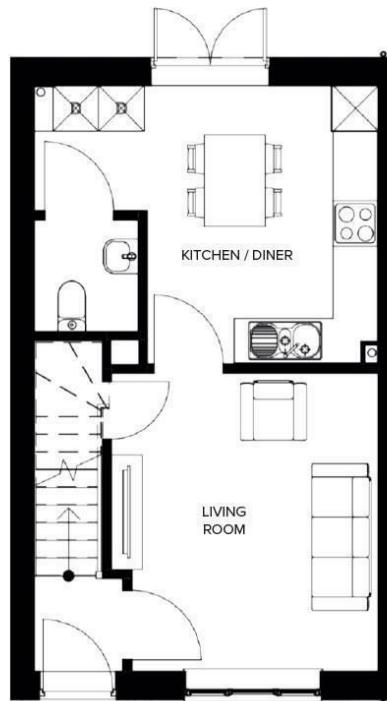
## Agents Note

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

Living Room  
3521mm x 3925mm  
11'7" x 12'11"

Kitchen / Dining  
3660mm x 3051mm  
12' x 10'



### FIRST FLOOR

Bedroom 1  
4540mm x 2497mm  
14'10" x 8'3"

Bedroom 2  
4540mm x 2497mm  
14'10" x 8'2"

Bathroom

2230 mm x 2050 mm  
7'3" x 6'8"

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| 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 .....