



- 2 Double Bedrooms
- Nominated for Residential Development of the Year 2025 at the South Coast Property Awards
- Predicted EPC A - Super Efficient Home
- Brand New Home- Discount Market Scheme (see notes)
- Exclusive Off Road Parking
- PV (solar) Panels, Air Source Heat Pump & Underfloor Heating
- Award Winning Development for Build Quality
- West Facing Garden
- 10 Year Build Warranty & Captiva Exclusive 2 Year Defect Warranty
- Mortgage Rates as Low as 1% Possible through Own New Scheme

Plot 29, The Wellow, Lily Cross Farm West Street, Godshill, PO38 3HL

**£188,000**

Nestled in the charming village of Godshill, this stunning new build mid-terrace house offers a perfect blend of modern living and picturesque surroundings. With two well-proportioned bedrooms and a thoughtfully designed bathroom, this property is ideal for small families or couples seeking a tranquil retreat.

The heart of the home features a stylish kitchen/diner, perfect for entertaining or enjoying family meals, while a separate lounge provides a cosy space to unwind. The layout has been carefully crafted to meet the demands of contemporary life, ensuring both comfort and functionality.

This property is built to the latest energy-efficient standards, incorporating solar PV panels, an air source heat pump, and underfloor heating. These features not only enhance the home's sustainability but also help to keep ongoing energy bills to a minimum, making it an economical choice for the environmentally conscious buyer.

Parking is available for one vehicle, adding to the convenience of this delightful home. Godshill itself is a beautiful village, centrally located on the Island, providing easy access to major towns and the stunning countryside that surrounds it. This location offers the perfect balance of rural charm and modern amenities, making it an ideal place to call home.

In summary, this brand new mid-terrace house on West Street is a remarkable opportunity for those looking to embrace a modern lifestyle in a serene village setting. Don't miss your chance to make this exceptional property your own.

## LILY CROSS FARM

- THE LUCCONBE 1 BEDROOM HOME
- THE ALVERSTON 2 BEDROOM HOME
- THE WILLOW 2 BEDROOM HOME
- THE AFTON 2 BEDROOM HOME
- THE SHORWELL 3 BEDROOM HOME
- THE AATHERFIELD ESTEEM 3 BEDROOM HOME
- THE MURSTONE 3 BEDROOM HOME
- THE NEWBRIDGE 3 BEDROOM HOME
- THE NEWBRIDGE ESTEEM 3 BEDROOM HOME
- THE CHILLERTON 3 BEDROOM HOME
- THE BOULDNCIR 4 BEDROOM HOME
- THE PORCHFIELD 4 BEDROOM HOME
- THE HAMSTEAD 4 BEDROOM HOME



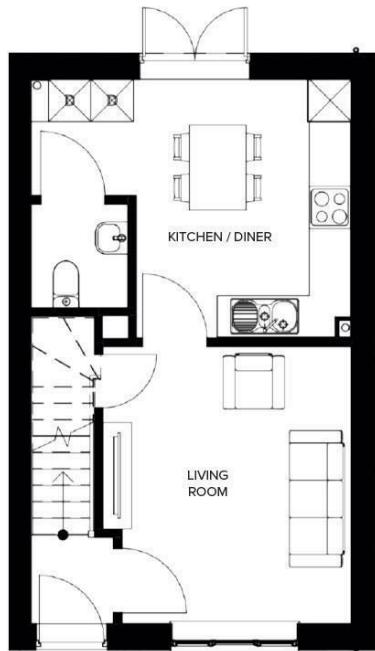
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## Accommodation

<b>Entrance Hall</b>	<b>Flood Risk</b>
<b>Living Room</b> 11'7" x 12'11" (3.53m x 3.94m)	Very Low Risk
<b>Kitchen/Diner</b> 12'0" x 10'0" (3.66m x 3.05m)	<b>Broadband Connectivity</b> Openreach & Wightfibre Networks up to Ultrafast Available.
<b>Cloakroom W.C.</b>	<b>Mobile Coverage</b> Coverage Includes: EE, Three, O2 & Vodafone
<b>Landing</b>	<b>Services</b>
<b>Bedroom 1</b> 14'11" x 8'3" (4.55m x 2.51m)	Unco and b
<b>Built-in Cupboard</b>	<b>Agent</b>
<b>Bedroom 2</b> 14'10 x 8'2 (4.52m x 2.49m)	Our p descr point pleas None
<b>Bathroom</b> 7'3" x 6'8" (2.23m x 2.05m)	been carrie for yo
<b>Parking</b> Off Road Parking	intenc curtai good: light f
<b>Garden</b> Lawned Gardens	expre offere
<b>Tenure</b> Freehold	
<b>Council Tax</b> To Be Confirmed	
<b>Discount Market Scheme</b> This property is only available to those who live and work on the Isle of Wight. This is a pre-requisite of the affordable homes category this house comes within.	
<b>Heating</b> Air source heat pump and underfloor heating	

### GROUND FLOOR

Living Room  
3521mm x 3925mm  
11'7" x 12'11"  
Kitchen / Dining  
3660mm x 3051mm  
12' x 10'



### BEDROOM 1



### FIRST FLOOR

Bedroom 1  
4540mm x 2497mm  
14'11" 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 .....