



- 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.



Accommodation

| |
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| 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 |
| Discount Market Scheme 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. |
| Heating Air source heat pump and underfloor heating |

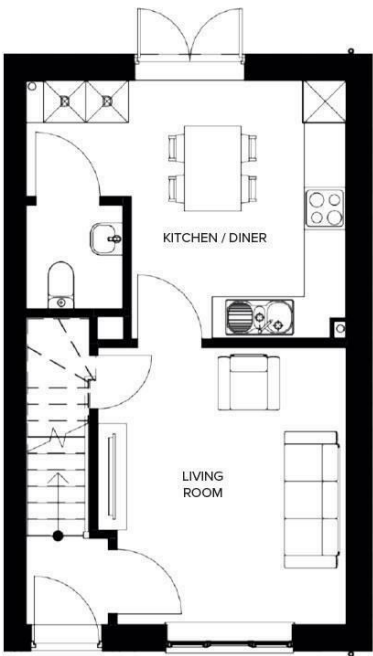
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| Flood Risk Very Low Risk |
| Broadband Connectivity Openreach & Wightfibre Networks up to Ultrafast Available. |
| Mobile Coverage Coverage Includes: EE, Three, O2 & Vodafone |
| Services Unco - and b |
| Agent Our p descr point pleas None been carrie for yo intenc curtai good: light f expre offere |



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
14'11" x 8'3"

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

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



| 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 Survivors £100.

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