

shanklin@wright-iw.co.uk

wright
estate agency



- DEVELOPMENT OPPORTUNITY
- Large Rear Garden with Detached Garage
- 2 Reception Rooms & Sun Room
- CHAIN FREE Detached House
- Vaillant Boiler (serviced annually)
- Driveway Parking
- 4 Bedrooms
- Potential Building Plot (subject to planning permission)
- Viewings Welcome

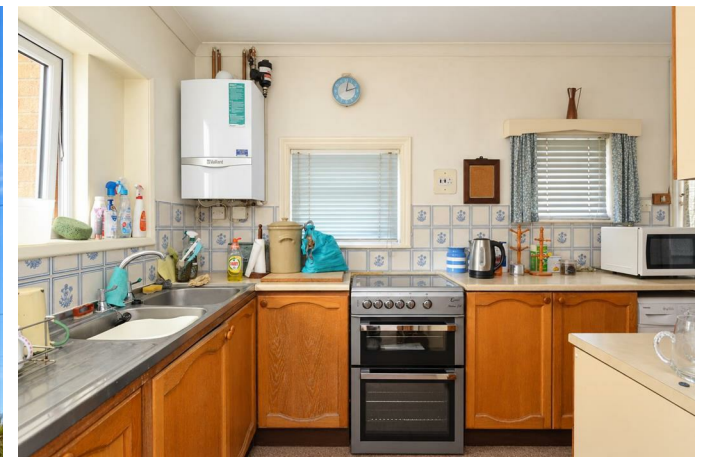
8 Percy Road, Lake, PO36 9HS

£315,000

This attractive detached home is located in the popular coastal town of Lake. A variety of local shops, the Cliff Path with direct access to the beach, and the train station with direct ferry connections to the mainland are all within easy walking distance. The large rear garden faces west and provides an opportunity for development (subject to the appropriate planning permission being obtained).

The accommodation requires modernisation throughout and comprises a lounge, separate dining room, kitchen and sun room with W.C on the ground floor, with 4 bedrooms and the bathroom on the first floor. Additionally, the property benefits from driveway parking to the front and has a separate vehicular access to the rear of the property providing additional parking and access to the detached garage.

The scope to renovate/extend or develop the rear garden makes this an ideal opportunity for anyone looking to put their stamp on a property with a great deal of potential. A viewing is recommended to fully appreciate everything this CHAIN FREE property in a quiet residential area of Lake has to offer!



Accommodation

Entrance Hall

Lounge

14'9 into bay x 12' (4.50m into bay x 3.66m)

Dining Room

14'8 x 12'4 max (4.47m x 3.76m max)

Kitchen

14'8 x 6'3 (4.47m x 1.91m)

Sun Room (including W.C)

18'3 x 7'11 (5.56m x 2.41m)

First Floor Landing

Bedroom 1

14'9 into bay x 12' (4.50m into bay x 3.66m)

Bedroom 2

11'5 max x 10'5 max (3.48m max x 3.18m max)

Bedroom 3

8'10 x 6'3 (2.69m x 1.91m)

Bedroom 4

6'9 x 5'1 (2.06m x 1.55m)

Bathroom

Outside

To the front of the property the driveway provides off road parking. The large rear garden is laid mainly to lawn with a patio area. The vehicular rear access via Whites Mead provides additional parking and access to the detached garage.



Services

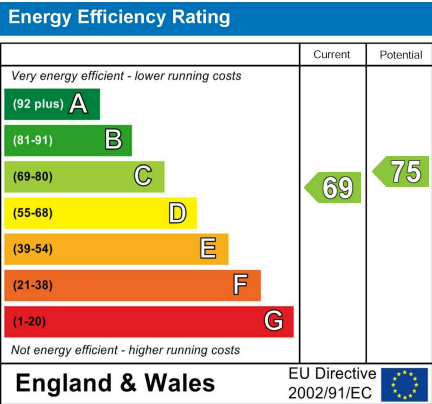
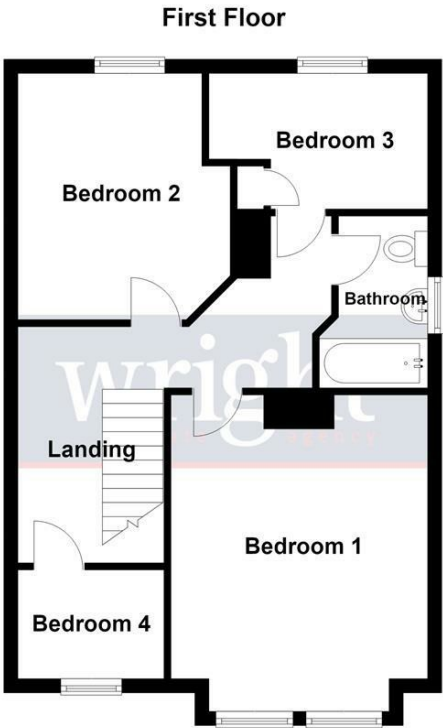
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

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 fitments, 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.



33 Regent Street, Shanklin, Isle of Wight, PO37 7AF



Phone: 01983 866822

Email: shanklin@wright-iw.co.uk



PROTECTED



Viewing: Date Time