

shanklin@wright-iw.co.uk

wright
estate agency



- Charming Semi-Detached House
- Lounge with Bay Window
- Off Road Parking for 2 Cars

- 3 Bedrooms
- Enclosed Rear Garden with Large Outbuilding
- Ideal Family Home

- Kitchen/Diner & Utility Room
- Popular Village Location
- Viewings Welcome

5 Newport Road, Godshill, PO38 3HR

£339,950

This charming semi-detached house is located in the picturesque village of Godshill. The local primary school, shop/sub-post office, children's playground, two pubs, and a selection of popular eateries are all within easy walking distance. The village is surrounded by miles of beautiful countryside with extensive footpaths and bridleways to explore. Godshill is on a main bus route with a regular service to Newport, Shanklin, and Ventnor.

The well-proportioned accommodation comprises a welcoming entrance hall, lounge with a bay window, open-plan dining area leading into the kitchen, a utility and W.C on the ground floor, with 3 bedrooms, and the family bathroom on the first floor. Additionally, the property benefits from parking for 2 cars, and a lawned rear garden with a large outbuilding/workshop.

The popular village location with its many local amenities and the family-friendly accommodation makes this an ideal home for anyone wanting to enjoy Island life in one of its most sought after villages. A viewing is a must to fully appreciate everything this truly impressive semi-detached home has to offer!



Accommodation

Entrance Hall

Lounge

14'7 into bay x 12'9 (4.45m into bay x 3.89m)

Dining Area

12'10 x 11'3 (3.91m x 3.43m)

Kitchen

9'7 x 7'11 (2.92m x 2.41m)

Utility

W.C

First Floor Landing

Bedroom 1

14'7 into bay x 11'10 (4.45m into bay x 3.61m)

Bedroom 2

12'11 x 11'2 (3.94m x 3.40m)

Bedroom 3

7'9 x 7'4 (2.36m x 2.24m)

Bathroom

7'11 x 7'6 (2.41m x 2.29m)

Outside

To the front of the property there is parking for 2 cars on the shared driveway with ample space to turn. The front garden is laid to lawn. The good size rear garden is also laid mainly to lawn with a decked area and a recently constructed outbuilding, which would make an ideal home office, games room or workshop.



Services

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

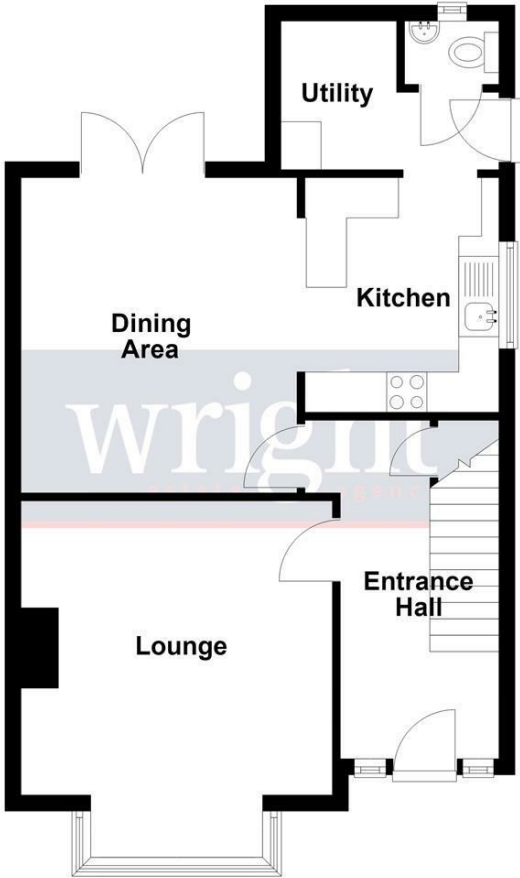
Council Tax

Council Tax Band C - Please contact The Isle of Wight Council on 01983 823901.

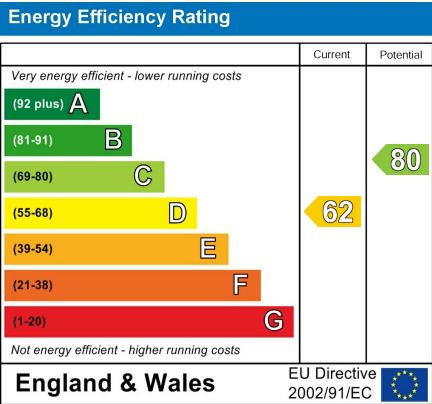
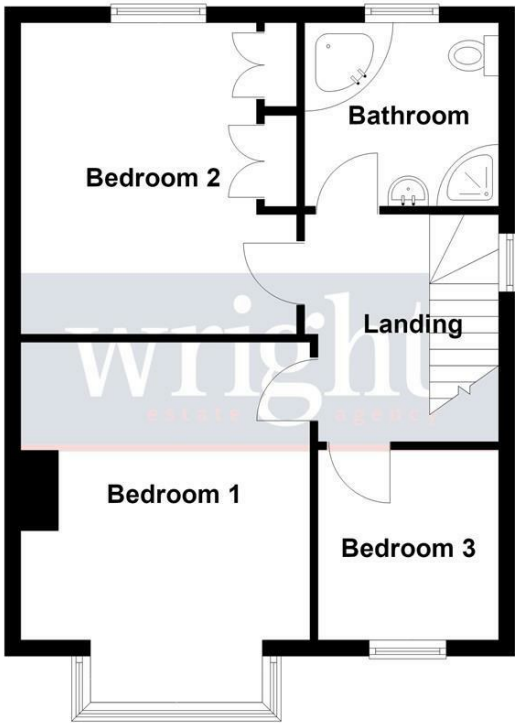
Agents Notes

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.

Ground Floor



First Floor



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