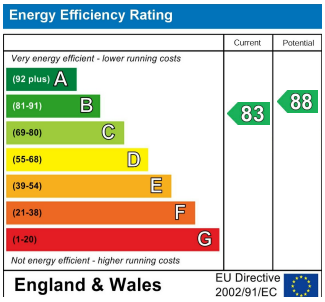
## Ground Floor




**Floorplans are not to scale and for guidance only**




## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

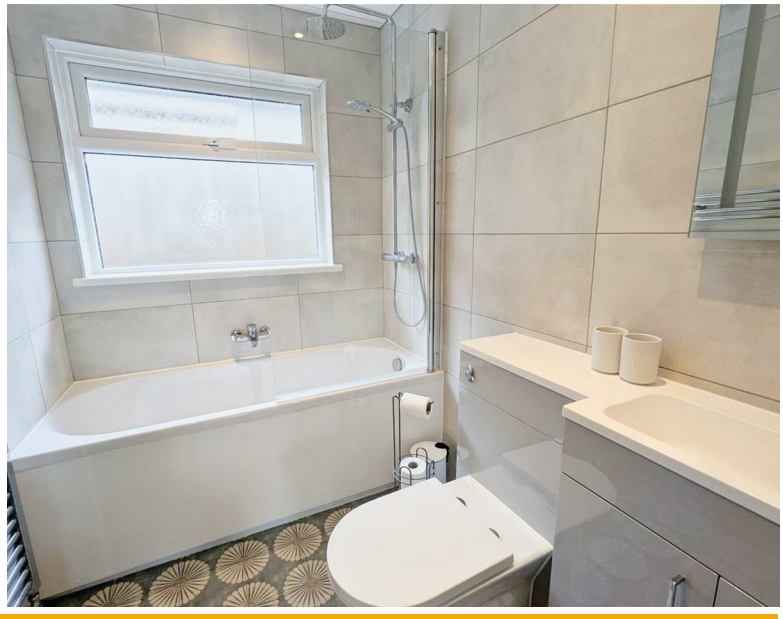
01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK

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SCOTCHELLS CLOSE
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PO37 7EL

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• DETACHED BUNGALOW • 2 BEDROOMS • GAS CH • UPVC DOUBLE GLAZED WINDOWS • REFITTED KITCHEN AND BATHROOM SUITES • PARKING AND GARAGE • GARDENS WITH SUPER VIEWS

A super detached bungalow being well situated in a quiet cul de sac non estate location that is just over one mile from the town centre shops and amenities of Shanklin and about half of a mile from the Aldi and Morrisons Superstores.
The property is warmed by gas fired central heating and benefits include replacement uPVC double glazed windows and refitted kitchen and bathroom suites. Outside there is parking for two cars, a single garage and private gardens to the rear with background views of the surrounding downland and countryside. Additionally there is the benefit of solar panels which are on the remainder of a 25 year lease agreement from 2012. It comprises:

**ENCLOSED ENTRANCE PORCH**
Leading to

**OPEN PLAN HALLWAY**
With recess open cloaks area and built in store cupboard. Ceiling hatch to roof space with Glow Worm gas fired boiler.

**LOUNGE 10'10 max x 15'3 (3.30m max x 4.65m)**

**KITCHEN/DINER 10'10 x 15'4 (3.30m x 4.67m)**
Well fitted with shaker style units and built in electric hob with oven under and extractor unit over. Plumbed recess for washing machine. Integrated dishwasher. Side door and French doors to rear garden.

**BATHROOM/WC**
Refitted white suite comprising panel bath with shower over, vanity wash basin unit with integrated low level WC. Heated Towel Rail.

**BEDROOM 1 10'9 x 10'9 (3.28m x 3.28m)**

**BEDROOM 2 10'10 x 10'7 (3.30m x 3.23m)**

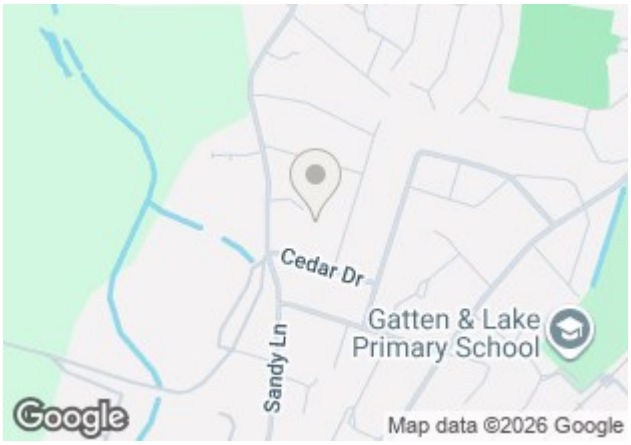
Both the bedrooms enjoy lovely background views of the surrounding downland and countryside.

**OUTSIDE**
To the front of the property, there is a small open plan garden and a driveway providing parking for two cars and leading to a semi-detached single Garage, 15'12 x 7'10, with up and over door, power, light and access door to the rear. To the rear of the property there is a private garden being mainly laid to lawn with garden chalet and super views of the surrounding downland and countryside.

**SERVICES**
All mains are available.

**TENURE**
Freehold

**COUNCIL TAX**
Band C




ARTHUR WHEELER
ESTATE AGENTS









