



**GUIDE PRICE £295,000**

**PLOT 3 WILL-O-COTT, LANE END ROAD, BEMBRIDGE,  
ISLE OF WIGHT, PO35 5SU**

**Hose  
Rhodes  
Dickson**

Hose Rhodes Dickson are proud to present this stunning 2 bedroom semi-detached house within proximity from your local shops, beaches, primary school, and village amenities. With the house due to complete in the early months of 2021, this property would make the perfect permanent home or lock up and go second home.

Accommodation will comprise of welcoming entrance hall with door off to symphony kitchen/diner with a selection of wall and base units. Kitchen will benefit from Worktops with matching splash backs. Built-in Neff Induction Hob, Oven, Extractor Hood and Microwave Oven. Integrated Fridge/Freezer and Dishwasher. Space for washing machine. Entrance hall has additional doors off to; spacious sitting room with front aspect window allowing natural daylight to flood in, downstairs WC with toilet and hand basin above vanity unit, along with built-in storage/boiler cupboard with additional under stairs storage. Malmo click plank flooring will run throughout kitchen/diner into hallway and downstairs WC.

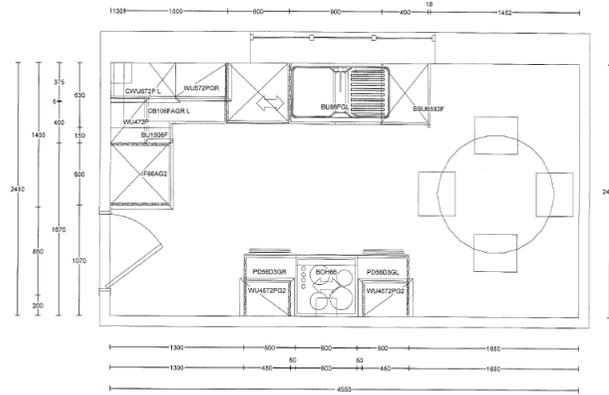
Upstairs the master double bedroom will benefit from ensuite with kudos walk-in shower, WC, chrome heated towel rail, basin above vanity unit, and Malmo click tile flooring. Second spacious double bedroom will have use of family bathroom across the landing which benefits of showerbath with thermostatic mixer shower, WC, basin above vanity unit, chrome heated towel Rail and Malmo click tile flooring.

Outside to the rear of the houses there will be a garden with grass laid to lawn and tall hedge boundary providing privacy. Off road parking will be provided to the side of the property for two cars.

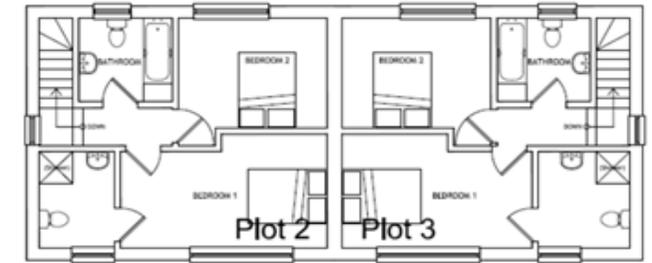
The property comes with a 10 Year LABC Warranty and will be offered chain free.

Viewings: All site visits must be made by appointment only.

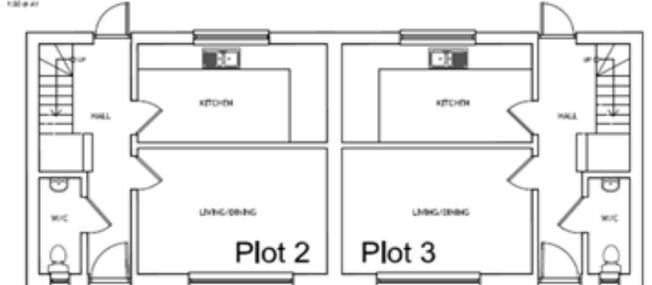
Tenure: Freehold



## Plots 2 & 3 | Proposed Dwellings

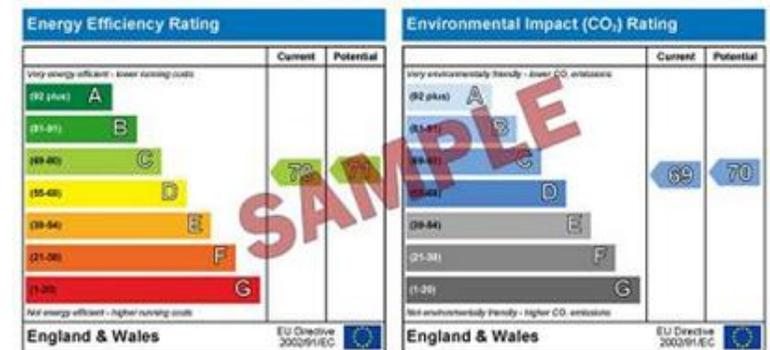


FIRST FLOOR PLAN - PROPOSED (ABOVE)  
1:50 @ A1



### Room Sizes

Kitchen/Diner. 4.5M X 2.4M  
Lounge. 4.5M X 3.1  
Bedroom 1. 4.5M X 2.9M  
Ensuite 2.2M X 2.4M  
Bedroom 2. 3.5M X 2.7M  
Bathroom. 2.4M X 2.1M



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Bembridge office to arrange a viewing  
01983 875000 or email [bembridge@hrdiw.co.uk](mailto:bembridge@hrdiw.co.uk)

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000 | East Cowes 219002

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