

**Newport, Isle Of Wight, PO30 5FU**



- **Detached House with Detached Garage**
- **Three Double Bedrooms**
- **Two receptions & Office/Study**
- **Family Bathroom**
- **Large Garden with Gravelled & Patio Area**



## About the property

A truly delightful, light, bright and sunny family home that offers you space aplenty, both inside and outside the house enjoying a generous plot in a peaceful setting, the perfect choice for anybody looking to live just a couple of minutes away from the bustling town centre of Newport.

Internally, the house offers two reception rooms, cloakroom, a study/office, a kitchen, three bedrooms and a family bathroom. Outside, there is a large garden with gravelled areas, patio, off-road parking and detached garage.

The house is likely to appeal to young, growing families looking for a home that does not give you the feeling of living on top of each other whilst having a good size, private and secluded garden that is a safe place for the kids to play safely in after school and at weekends, whilst also being the perfect setting for those summer barbeques where you can show off your cooking skills and enjoy a glass or two of wine with your friends when the weather permits!

Council Tax Band: D

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		