Webb Jenkins

Suite 17, Salisbury Garden,
Dudley Road,
Ventnor,
Isle of Wight,
PO38 1EJ

01983 856 111

sales@webbjenkins.co.uk
rentals@webbjenkins.co.uk
propertyservices@webbjenkins.co.uk

webbjenkins.co.uk

Barrack Shute,
Niton,
Ventnor,
Isle Of Wight.
PO38 2BE

475,000

- Character detached house
- Highly Sought after area
- Popular Village of Niton
- Benefits include double glazing and oil fired heating
- Good sized garden
- Attached garage
- Three bedrooms

Ref: PRA11759

Viewing Instructions: Strictly By Appointment Only

General Description

A character detached house situated in a highly sought after location within the popular village of Niton. The property benefits from oil fired heating and double glazing. The accommodation comprises a light and airy lounge, kitchen, dining room, three bedrooms and a bathroom.

Accommodation

Entrance Hall

Half glazed door into entrance hall, stairs to first floor, radiator.

Lounge (10' 11" x 13' 09") or (3.33m x 4.19m)

UPVC double glazed window to rear over looking gardens. Island stone chimney breast, shelving into recess, radiator.

Dining Room (12' 09" x 10' 10") or (3.89m x 3.30m)

Double glazed bow window to front, radiator.

Kitchen (14' 06" x 7' 11") or (4.42m x 2.41m)

Range of wall and base units with roll top work surfaces, stainless steel single drainer sink unit, plumbing for washing machine, space for cooker, recessed space for fridge/ freezer, solid fuel rayburn, radiator, door to gardens, large under stairs storage space.

First Floor

First floor landing, radiator, access to loft space. Fitted cupboards.

Bedroom 1 (12' 09" x 12' 02") or (3.89m x 3.71m)

Double glazed bow window to front, fitted wardrobes with wash hand basin, radiator.

Bedroom 2 (10' 11" x 12' 01") or (3.33m x 3.68m)

Double glazed window to rear and side, fitted cupboard, radiator.

Bedroom 3 (7' 08" x 10' 01") or (2.34m x 3.07m)

Double glazed window to rear, radiator.

Bathroom

Panelled bath with electric shower unit over, pedestal basin, low level WC.

Garden

Walled front garden with a concrete drive leading to an attached garage, good size rear garden laid mostly to lawn with a good variety of outside shrubs and bushes, timber shed and WC.

Services

EPC Rating:54

Tenure

We are informed that the tenure is Not Specified

Council Tax

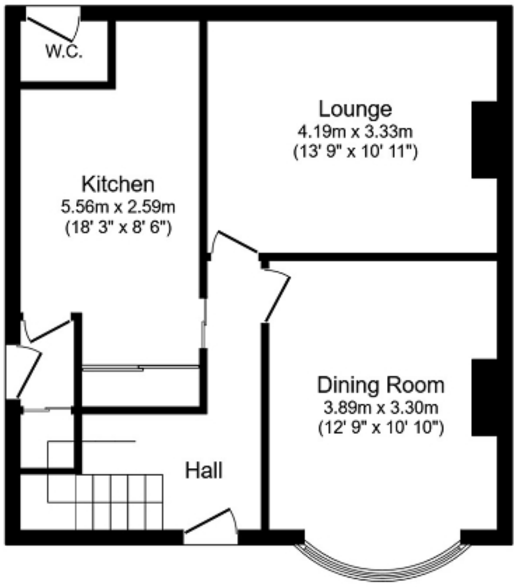
Band Not Specified





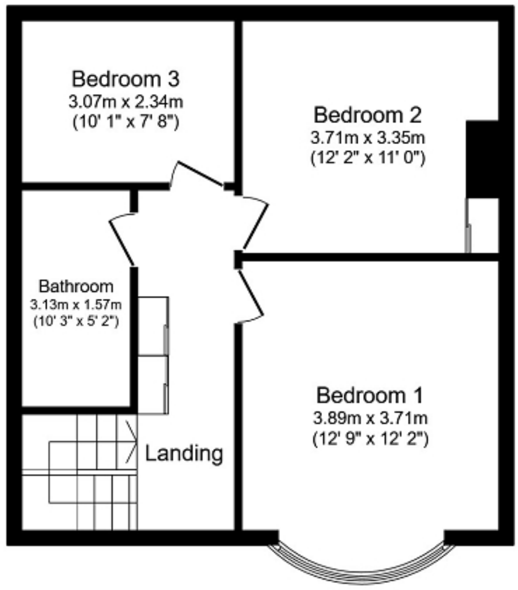






Ground Floor

Floor area 51.5 m² (555 sq.ft.)



First Floor

Floor area 51.6 m² (556 sq.ft.)

TOTAL: 103.1 m² (1,110 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.