



**8 Churchill Close,  
Lake,  
Isle Of Wight, PO36 9LY**

**£245,000**



This well-presented detached bungalow is tucked away at the end of a quiet cul-de-sac in the popular village of Lake, with shops, a regular bus service and easy access to the Cliff Path all within walking distance.

The light and airy accommodation comprises 2 double bedrooms, large lounge/diner opening in to the study area, kitchen and bathroom. Additionally, the property benefits from a gated driveway, car port, garage/store and lawned gardens on 2 sides of the bungalow.

The quiet cut-de-sac location and well-presented accommodation makes this an ideal retirement home for anyone looking to enjoy the many benefits of Island living. Offered CHAIN FREE a viewing is recommended!!

**2 Bedrooms**

**Lounge/Diner**

**Study Area**

**Gas Central Heating**

**Double Glazing**

**Gardens**

**Car Port**

**NO CHAIN**



## ACCOMMODATION

### Covered Entrance

Double glazed door to :

### Hall

Radiator. Storage cupboard. Loft access.

### Kitchen 8' 9" x 7' 2" (2.66m x 2.18m)

Range of cupboard and drawer units with worktop over. Matching wall units. Built in electric oven and gas hob with extractor over. Stainless steel sink unit with mixer tap. Fridge/freezer. Opening to dining area.

### Lounge/Diner 22' 5" x 9' 10" (6.83m x 2.99m)

Three double glazed windows overlooking gardens. Woodburning stove. Two radiators. Double glazed French doors to garden. Breakfast bar. Opening to :

### Study Area 11' 1" x 8' 0" max (3.38m x 2.44m)

Radiator. Storage cupboard. Airing cupboard housing boiler for hot water and central heating. Double glazed window. Inset spotlights.

### Bedroom 1 12' 0" x 10' 7" (3.65m x 3.22m)

Double glazed window overlooking rear garden. Radiator. Built in wardrobe with storage cupboard over. T.V. point.

### Bedroom 2 11' 6" x 11' 2" (3.50m x 3.40m)

Double glazed window overlooking garden. Radiator.

### Bathroom

Suite comprising panel bath with shower over, pedestal basin and close coupled w.c. Heated towel rail. Obscure double glazed window. Fully tiled walls and floor.

Gated access to :

### Car Port

### Garage

Currently converted to workshop and storage area.

### Outside

Private enclosed gardens with mature trees and shrubs. decked area. Two sheds.

### Services

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

### 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

