

**THE ADMIN' CENTRE
78 CLARENCE ROAD,
EAST COWES,
ISLE OF WIGHT. PO32 6HA**

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**210 GURNARD PINES,
COCKLETON LANE,
GURNARD, COWES,
ISLE OF WIGHT.
PO31 8RL**

**OFFERS AROUND
£40,000**

This is a chance to purchase a small bungalow that is located on the popular Gurnard Pines Holiday Park, which is close to the yachting town of Cowes in the village of Gurnard.

The property is constructed of red brick under a felt roof and is arranged to provide 2 bedrooms, an open plan living room with modern kitchen and a shower room with modern tiling and a white suite.

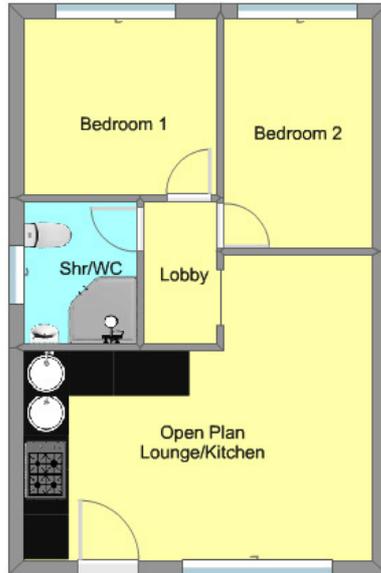
Gurnard Pines has excellent facilities and these include tennis courts, an indoor and outdoor swimming pools, site shop and as the signs suggest, you won't have to wait too long before you see a red squirrel scampering along.

This particular unit is a real opportunity for somebody looking for an investment as the unit is currently let at a rate of £500.00 per calendar month and we have been advised that the tenant would be happy to remain if the proposed purchaser required. Alternatively, the unit could be used as a second home or used as a holiday let.

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FLOOR PLAN



AGENTS NOTES

This floor plan is note to scale and is offers only as a guide to potential purchasers.

The information contained with these particulars is offered in good faith and we would ask all purchasers that they satisfy themselves as to the condition of the property and the appliances mentioned by way of a survey and/or specialist reports.

ACCOMMODATION

OPEN PLAN LOUNGE/DINING ROOM 4.83M X 4.25M NARROWING TO 3.22M

This is a lovely light room with light wood effect laminate flooring. The kitchen is fitted with a range of white kitchen units fitted to both the floor and walls providing ample storage space. There is a gas cooker, wall mounted gas fired boiler supplying domestic hot water. Space for an automatic washing machine and twin stainless steel kitchen sink bowls with mixer taps. There is a UPVC front door and large double glazed picture window looking out to the front of the bungalow.

BEDROOM 1 2.14M X 3.2M

Double glazed window to the rear. Wall mounted electric heater.

BEDROOM 2 2.45M X 2.3M

A bright room with double glazed window to the rear. Electric heater.

SHOWER ROOM/WC

Fitted with a modern white suite comprising a corner shower cubicle, pedestal basin and a close coupled WC. There is attractive "sand" colour tiling to the walls, a window to the side and recessed ceiling spot lights. Window to the side.

OUTSIDE

The property is located in communal grounds, shared with similar style properties. Immediately in front of the bungalow is a patio area.

TENURE

Leasehold. We have been advised by the vendor that the property is held on the balance of a 199 year lease, for which we have asked for Official confirmation.

The vendor has informed us that the combined Ground Rent and Maintenance amounts to £2190 per annum and this covers the maintenance of the common areas and insurance.

EPC RATING F

