

Ryde, Isle of Wight



- **3 Bedrooms plus Study/Loft area**
- **Well sized rear garden with Summer House**
- **Garage and Driveway**
- **Quiet and yet convenient position**



About the property

Set in a sought after position, offering well sized accommodation and an array of features outside too, this three bedroom detached bungalow also offers a well sized loft room currently utilised as a large study.

Sat in a desirable part of Ryde, the property benefits from being in a quiet, free from traffic road and yet still providing superb convenience. Within walking distance, the property can access the sandy beaches of Appley, the bustling Union St and Esplanade, whilst also being a very short walk to the St Johns Train Station which provides excellent links through to Portsmouth Hard via the Wigthlink Cat and then a direct link to London.

Driveway parking for several cars, the property also offers a garage for any prized possession or further storage. In addition, the property has a private, good sized and sunny rear garden. The garden is in two sections, with the back area having a summer house to enjoy.

Internally, the property benefits from three bedrooms, a family bathroom and a modern fitted kitchen, installed in Spring 2023, along with a gas boiler. The lounge/diner is a social space, which provides a hub to the home. The first floor consists a large loft room, accessed via stairs, which is currently a study and further storage. The property in its entirety is bright, light and airy with neutral decor throughout.

Local Authority - Isle of Wight Council
Council Tax Band D
Tenure - Freehold

"In accordance with s28 (1) of The Estate Agents Act 1979, please note that the vendors are related to an employee of IOW Residential Limited trading as TriggHomes".

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

CONTACT US

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Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner 15'8 x 11'9

Kitchen 10'9 x 8'9

Family Bathroom

Bedroom 1 12'9 x 9'9

Bedroom 2 10'9 x 9'8

Bedroom 3 8'9 x 8'9

FIRST FLOOR

Loft Room/Study 13'6 x 9'2

OUTSIDE

Gravelled Driveway for 3/4 cars

Garage

Front Garden

Side Accesses

Rear Garden

Summer House

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			