

## Ryde, Isle of Wight



- 3 Bedroom family home with 1 Bedroom Annexe Cottage
- Driveway parking for two
- Sought after location
- Private Rear garden
- Ideal multi-generational living



## About the property

A unique proposition for the lucky new owners! This charming period home, situated in the ever-popular Haylands area of Ryde, comes to the market as a three bedroom semi-detached house but with a separate one-bedroom annexe, which is practically a cottage in its own right!

Set within walking distance of some excellent countryside trails, good schools and some of your daily amenities, the property is also only a short distance from the Ryde town centre, Union Street and Esplanade, with its array of shops, cafes and restaurants. The sandy beaches of Appley beach are close by, as are the links across to the mainland for those that commute via the Wightlink Cat or Hovertravel to Portsmouth and Southsea.

Driveway parking to the front for two cars, the property also benefits from a good level of rear garden space which is both private and catches the sun. The views to the rear also offer a far reaching outlook to countryside towards Ashley.

Internally, the property is accessed via a large porch for both the main body of the home and the annexe cottage. Starting with the main three bedroom home, the property offers a sociable and spacious lounge/diner, with additional snug area and kitchen to the rear. Further to this, there are three very well sized bedrooms upstairs, along with a bathroom, whilst a shower room can also be found on the ground floor.

The adjoining annexe is a charming one bedroom home which has seen a very modern kitchen and shower room fitted. The lounge is cosy, well decorated and open plan to the kitchen. There is the addition of a conservatory at the rear which is currently taking shape as a utility space.

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

## Accommodation

### GROUND FLOOR

Entrance Porch  
Lounge 16'6 x 14'0  
Dining Room 14'0 x 9'4  
Kitchen 10'8 x 7'8  
Lobby  
Shower Room

### FIRST FLOOR

Landing  
Bedroom 2 13'9 x 10'7  
Bedroom 1 13'9 x 9'4  
Bedroom 3 10'9 x 7'8  
Bathroom  
Annexe-

### GROUND FLOOR

Lounge/kitchen 20'2 x 8'3  
Conservatory 6'4 x 9'0

### FIRST FLOOR

Bedroom 17'4 x 8'3  
Shower Room

### OUTSIDE

Off road Parking for 2 Vehicles  
Rear Garden

## 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>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		