



£217,500
(75% Shared Ownership)

Ryde, Isle of Wight



- **3 Bedroom semi-detached home**
- **Beautifully presented**
- **75% Shared Ownership**
- **Two parking spaces**
- **Large outbuilding, currently a gym and storage**



Call **01983-525710** to view this home, or visit www.triggiow.co.uk for more details.



About the property

A wonderfully well-presented family home that has been exceptionally well kept by its current owners and comes offered as a 75% Shared ownership property. Well sized internally, with a well-cared for garden and the benefit of two parking spaces too.

Set in a highly sought after position, the property sits close to the amenities of Ryde town centre and walking distance of Appley Beach too. Within a short distance you will find excellent walks, good transport links over to the mainland and across the Island as well.

The property is only around 2 years old, so offers the remainder of the new build warranty and the current owners have ensured the decorative standard is very high with both the kitchen and bathroom being well maintained.

The ground floor is bright, light and airy with a large lounge, kitchen/diner and a utility area plus WC too. The first floor comprises three bedrooms, perfect for a growing family with the master being surprisingly large. The property is suitably catered for by a very modern family bathroom.

Outside, there is the added bonus of a large outbuilding which offers power and light currently utilised as a gym and storage area separated.

Local Authority - Isle of Wight Council
Council Tax Band C
EPC - B
Tenure - Shared Ownership (75%)

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 15'6 x 12'8

Kitchen/Diner 12'2 x 11'8

Utility

Cloakroom W/C

FIRST FLOOR

Landing

Bedroom 1 16'2 x 11'3

Bedroom 2 12'5 x 9'2

Bedroom 3 8'8 x 6'6

Bathroom

OUTSIDE

Rear Garden

Unit with gym & storage

Parking for 2

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>

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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

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		