

## Pondwell, Ryde, Isle of Wight



- Beautifully presented detached home
- Large, private rear garden
- Very quiet and tucked away location
- Driveway and Garage
- Very sought after village location



## About the property

A substantial detached home situated in a quiet cul de sac, this wonderful family property comes to the market in superb condition and with all the features you would hope for in a modern family home. Offering 4 bedrooms with excellent living spaces, modern kitchen and bathrooms, this home really is ready to move straight into!

Situated in Pondwell, the property finds itself within walking distance of some wonderful countryside and within the parish of Seaview and Nettlestone, close to the village shops, pubs and cafes. The Mermaid Gin Distillery is also just around the corner. The Seaview Duver is close by for those that enjoy coastal walks too and just on from this is Appley Beach, perfect for families.

Driveway parking to the front, the property offers space both on the front and particularly at the rear too with a very large rear garden. The garden is perfect for entertaining with plenty of privacy and space for kids and pets to run their energy off! The garage is a useful space for storage and provides both power and lighting.

Internally, you are immediately welcomed by light, bright and superbly well-kept accommodation with spacious rooms including two bedrooms on the ground floor and two on the first floor. High quality fixtures and fittings can be found through the bathroom and kitchen, with the latter overlooking and opening onto the rear garden via bi-fold doors. The Kitchen is also suitable for entertaining with space for a dining table too.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 19'0 x 12'1

Bedroom 2 14'8 x 12'0

Bathroom

Bedroom 1 16'4 x 12'1

Kitchen/breakfast room 14'11 x 12'1

### FIRST FLOOR

Landing

Bedroom 3 14'4 x 10'7

En-suite

Bedroom 4 15'2 x 8'7

### OUTSIDE

Front Garden

Driveway

Detached Garage

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**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			