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wright
estate agency



- Well Presented Detached Bungalow
- Outskirts of Town Position
- Spacious 17'1 Kitchen/Diner
- D/Glazing & Gas C/Heating

- Comfortable 3 Bedroom Accommodation
- Twin Aspect 16'10 Lounge
- Tree-Lined Backdrop to Garden

- Generous 1/5 of an acre plot
- Detached Garage (see notes) & Gravelled Driveway
- 5 Min Drive From Town

63 Ashey Road, Ryde, Isle Of Wight, PO33 2UZ

£389,950

Set within a 1/5 of an acre plot this detached bungalow is a avid gardeners dream. Mature gardens and established borders and boundaries ensure a pleasant outlook from all rooms. The gardens are largely laid to lawn and there is a particularly secluded space to the rear of the offering the ideal spot grab yourself some peace and quiet. The bungalow sits back from the road leaving plenty of parking space and the garage plus home office to one side. The main entrance is nicely concealed to the southside of the property where you step into a generous central entrance hall from where all rooms are accessible. There is a spacious twin aspect lounge and a equally roomy kitchen/diner with a central breakfast bar. There are three bedrooms to choose from although currently the owner has opted to use the garden adjoining one as a formal dining room. The fully tiled bathroom includes a shower over the bath to cover all of your daily ablution requirements. The Ashey location is a suburb of Ryde situated towards its outskirts where the town begins to merge with the surrounding countryside. This will conveniently leave you a 5 minute drive from the town centre and up to 10 minutes from the local major supermarket although they do currently offer a home delivery service. From nearby Rosemary Lane you can jump onto the extensive footpath and bridleway network to explore as far afield as you have the energy for. The coastal town of Ryde is generally well known for its miles of sandy beaches, regular highspeed passenger connections to the mainland and of course its iconic pier. Ryde offers a comprehensive range of individual shops and services largely unrivalled across the Island and a mainland shopping trip can be as little as 12 minutes away.



Accommodation

Entrance Hallway

18'2" x 5'0" (5.54m x 1.52m)

Built-in Storage

Lounge

16'10" x 11'5" (5.13m x 3.48m)

Kitchen/Diner

17'1" x 11'7" (5.21m x 3.53m)

Bedroom 1

13'5" including wardrobes x 12'0" (4.09m including wardrobes x 3.66m)

Bedroom 2

9'7" x 9'0" (2.92m x 2.74m)

Bedroom 3

9'7" x 9'0" (2.92m x 2.74m)

Bathroom

8'5" x 5'9" (2.57m x 1.75m)

Gardens

The frontage is well screened by mature hedges. Gated side access to rear garden. Lawned area to one side. At the rear the substantial garden extends some 112ft in length and the overall plot size is 0.2 (1/5) of an acre.. This is cleverly divided into separate areas. A paved patio sits off the rear of the bungalow accessed via double doors. There is a main central lawn edged by established borders. A concrete terrace with greenhouse to one side. There is a feel of real privacy to the end of the garden. Ornamental trees and trellace screen it from the surrounding. Pergola covered seating area. Paved patio. Garden shed and log store. Ornamental trees include exotic Cordaline trees. External lighting to front and rear.

Detached Garage

17'11" x 9'1" (5.46m x 2.77m)

With an up and over door. Currently split to create utility space for overspill appliances. Power, lighting and heating. Double glazed door. Double glazed window.

Home Office/Storage

9'2" x 5'11" (2.79m x 1.80m)

Desk height sockets. Double glazed door. Recessed down lighters.

Driveway Parking

Gravel driveway with spaces for at least 3 vehicles.



Broadband

Open Reach & Wightfibre networks. Fibre available.

Mobile Coverage

Includes EE, O2, Vodafone & Three

Construction

Standard 1960's construction

Flooding

Very low risk. Never flooded during ownership.

Council Tax

Band D

Tenure

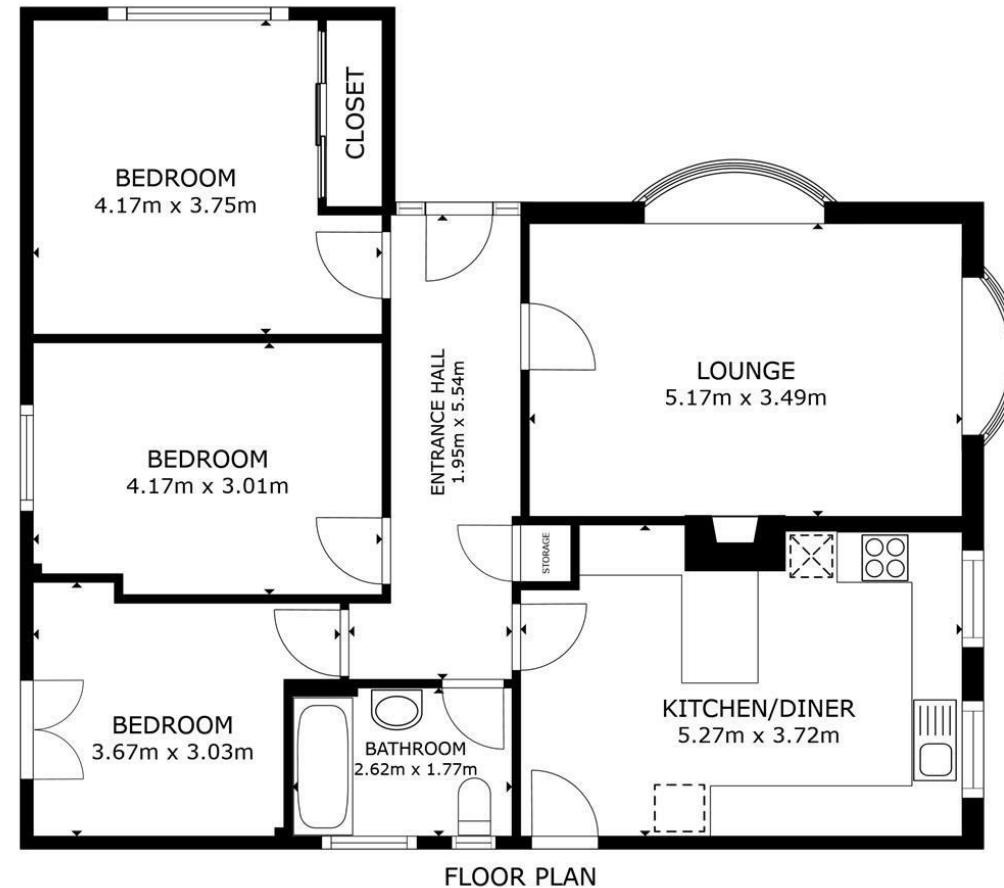
Freehold

Services

Unconfirmed gas, electric, telephone, mains water, drainage and broadband.

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 93.3 sq.m.
TOTAL : 93.3 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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 The Property Ombudsman

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