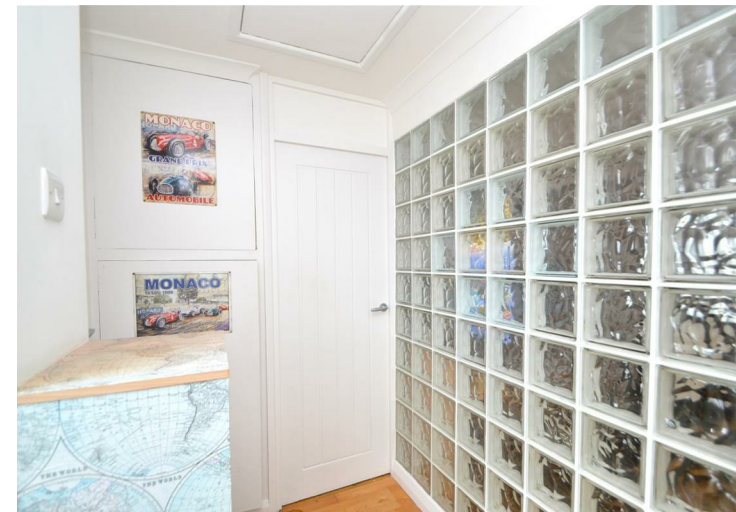




Offers In Excess Of £300,000

6 Woodlands Crescent, Wootton, Isle of Wight, PO33 4JD





This lovely detached bungalow is set within a popular area of Wootton Bridge and offers flexible accommodation. It is finished to a good standard and comprises of a welcoming entrance hall, bathroom WC with modern suite, kitchen, sun room/ utility room, dining area and sitting room with access to the garden. There are three spacious bedrooms, double glazing and gas central heating.

Externally there is off road parking for multiple vehicles and a handy garage/ workshop. The rear garden is a good size with lawn area, decking which is perfect for those family gatherings, timber shed and large summer house. This home has been well maintained by the current owner and represents a rare opportunity to acquire a substantial bungalow in a sought after location.

Situated between the coastal resort of East Cowes and Ryde, which has many features that include supermarkets, convenience stores, plus a varied range of shops and restaurants. The sandy beach in Ryde is ideal for families and enjoys fantastic views across the Solent. The lovely esplanade boasts a playground, cafe and has a woodland area behind, perfect for leisurely walks. The Wightlink car ferry service to Portsmouth is located less than a mile away. To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.



Lounge	16'3" x 10'0"
Diner	10'11" x 8'1"
Kitchen	8'7" x 8'0"
Utility	16'4" x 5'9"
Mezzanine	12'0" x 8'2"
Bathroom	6'3" x 5'11"
Bedroom 1	12'5" x 9'5"
Bedroom 2	12'8" x 9'7"
Bedroom 3	9'3" x 8'10"
Garage	11'11" x 8'5"
Workshop	16'11" x 9'3"

Outside

To the front of the property there is a driveway providing off road parking for several cars. There is also a garage/ workshop with mezzanine storage area, lawn area and shrubs. The enclosed rear garden has a good size decked area, timber shed, large summer house/ workshop, lawn area and shrubs.

Council Tax

Band D

Services

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

Agent Notes

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.

GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
	61	78



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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estate agency