



- Detached Modern Bungalow
- Generous Corner Plot
- Garage & Brick Paved Driveway
- Well Placed for Buses & Recreation Park
- Comfortable 3 Bedroom Accommodation
- Spacious 20'0 Lounge/Diner
- West Facing Garden
- D/Glazed Conservatory
- Solar Panels & Gas C/Heating
- Tiled Shower Room

82 Wellington Road, Ryde, Isle Of Wight, PO33 3QJ

£275,000

Occupying a naturally elevated generous corner plot you will find this detached modern bungalow. It sits towards the southerly side of Binstead village close to the local park and walking routes where the bungalow surprisingly enjoys a glimpse of the sea. The most recent additions to the property are the double glazed conservatory to the rear and the income-generating solar panels which will help take the sting out of current household costs. The sizeable 'L' shaped lounge/diner is the main living area made wonderfully light by it's large picture windows. The flows into the separate kitchen which enjoys access to the garden. There are three comfortable bedrooms to choose from and a shower room for all to use. The d/glazed conservatory sits to the rear overlooking the well screened west facing garden. A brick paved driveway offers spaces for 2 vehicles and leads to the garage. The property is fortunate to sit on the bus route and the village centre has the provision of a shop, post office, public house and a main bus route. Closer still is the community centre and local shop. To expand your options one only has to travel into nearby Ryde where you will have one of the Islands most extensive arrays of shops and services.



Accommodation

Entrance Hallway

Loft access.

Built-in Cupboard Housing Boiler

2x Built-in Storage Cupboards

Lounge/Diner

20'0" max x 14'6" max (6.10m max x 4.42m max)
L Shaped Room

Kitchen

9'7" x 7'11" (2.92m x 2.41m)

Bedroom 1

11'11" x 10'8" (3.63m x 3.25m)

Bedroom 2

8'11" x 8'10" (2.72m x 2.69m)

Conservatory

9'3" x 9'1" (2.82m x 2.77m)

Bedroom 3

10'8" x 7'11" (3.25m x 2.41m)

Shower Room

8'1" x 5'3" (2.46m x 1.60m)

Gardens

The hedge-lined lawn frontage sweeps around to meet the gated side access. This leads to the side and rear gardens which are fully enclosed by mature hedge boundaries. Along the side is an ornamental garden awash with established plants. To the rear, the garden is neatly laid to lawn tastefully interspersed with the occasional fruit tree or shrub. A paved patio sits off the conservatory. 2x Garden sheds. Workshop with power and light. Garden tap.

Garage

16'1" x 8'3" (4.90m x 2.51m)

With an up and over door, power and lighting.



Driveway

Brick paved driveway with spaces for 2 vehicles.

Solar Panels

Generating an income which the vendor has opted to have paid into his bank account.

Tenure

Freehold

Council Tax

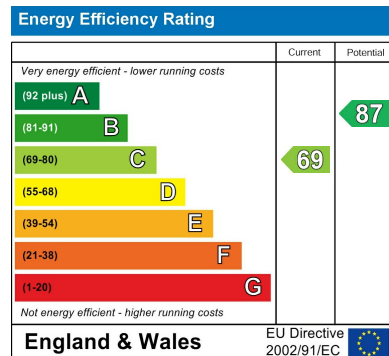
Band D

Services



Unconfirmed gas, electric, water and drainage.


Agents 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.



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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