ryde@wright-iw.co.uk

wright
estate agency



- Victorian Semi Detached Town House
- Hugely Convenient Central Position
- Well Placed for Buses
- Double Glazing (where specified) & Gas C/Heating
- Comfortable 3 Bedroom Accommodation
- Sunny West Facing Garden
- Modern Shower Room
- Cosy Lounge
- Separate Dining Room
- Level Walk To Shops & Facilities

12a Mount Street, Ryde, Isle of Wight, PO33 2QR

£199,950

A classic Victorian semi detached town house situated within the very heart of this coastal town of Ryde. It conveniently sits a matter of yards away from the bustling town centre making for a hugely convenient lifestyle. Ryde offers a wealth of individual shops, services and transport options and these will all be at your disposal. If you are moving from more outlying areas where shops are sparse or would ideally like to have the freedom to walk to local facilities then this home is perfectly placed for you. The ground floor layout has two adjoining reception rooms, a kitchen to the rear and a handy shower room with w.c. Upstairs, there are three bedrooms to choose from. At 44ft in length the pretty west facing lawn garden ensures plenty of sun late in to the day. There is on-street parking in Mount Street and roughly 100 hundreds away is the closest Council Car Park. Buses pass at the end of the road and Ryde St John's will be your nearest train station. There are schools to suit all ages in Ryde and all of these are a short drive away at most. Being coastal the town is well known for its miles of sandy beaches and waterside facilities including its iconic pier.







Accommodation

Entrance Lobby

Lounge
11'11" max x 11'10" max (3.63m max x 3.61m max)

Dining Room
11'11" max x 9'10" (3.63m max x 3.00m)

Kitchen
10'8" x 6'0" (3.25 x 1.83)

Shower Room
6'1" x 5'3" (1.85m x 1.60m)

Landing

Bedroom 1
12'0" x 12'0" max (3.66 x 3.66 max)

Bedroom 2
12'0" max x 9'11" plus wardrobes (3.66m max x 3.02m plus wardrobes)
Loft Hatch.

Bedroom 3
10'9" max x 6'1" (3.28m max x 1.85m)

Built-in Storage Housing Boiler

Garden
The walled frontage is neatly laid to gravel and has a central flower bed. A gated side access leads to the rear garden. This measures some 44ft in length and is fully enclosed by fence boundaries. It is mainly laid to lawn and edged by flower and shrub filled borders. A central flower bed is awash with colour. Concrete patio and pathways. Garden shed. Garden tap. Covered courtyard area to side. Raised fish pond.

Council Tax
BAND B

Tenure
Long leasehold 825 years remaining







Construction Type
Brick elevations. Slate roof. Cavity walls.

Flood Risk
Very Low Risk

Mobile Coverage
Coverage includes: EE,O2, Three and Vodaphone

Broadband Connectivity
Openreach and Wightfibre networks. Ultrafast fibre available.

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

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

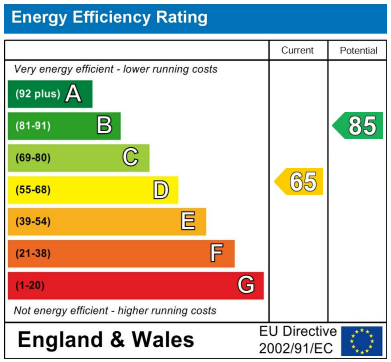


GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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