

## Upton, Ryde, Isle of Wight



- Chain Free
- Stunning views over fishing lake and Ashley Valley
- 2 Bedrooms with en suite master
- Fully furnished
- Secluded premium plot



## About the property

12 East Lake View is a high specification Clearwater lodge with deluxe upgrade options, set on a corner plot, surrounded by Nature and commanding some of the best country views on site.

Roebeck Country Park is a calm and tranquil retreat set within ancient woodland and offering 2 well stocked fishing lakes for the exclusive use of owners and their guests. Ryde Village is just a 10 minute drive, giving access to restaurants, boutique shops, cinema, beaches and high speed transport to the mainland.

The Lodge itself, which offers 365 days occupancy, is fully furnished and comes with a very long lease. The location of this lodge is what sets it apart, stunning uninterrupted views stretching to Ashley Valley, private decking area with no traffic or footfall and stunning lake just behind.

The neutral modern interior offers everything needed for short or long term stays, a modern fitted kitchen, equipped with fridge, freezer, dishwasher, built in microwave, cooker and lots of storage. The open plan lounge, dining and kitchen area is ideal for family get togethers and the perfect area to entertain friends and family alike. A family sized bathroom and two large bedrooms, the main with a kingsize bed and en-suite shower room, the second with a double bed and walk-in wardrobe.

There is private parking for up to 2 vehicles on arrival.

This is easily one of the best lodges we have come across on the island and viewing is highly recommended.

Local Authority - Isle of Wight Council  
Council Tax Band - No council tax  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Lounge/dinning/kitchen 24'0 x 19'4

Inner hall

Bedroom 1 15'5 x 9'5 en-suite

Bedroom 2 9'5 x 8'7 walk in wardrobe

Bathroom

### OUTSIDE

Private Decking/Balcony Area

Parking for two Vehicles

Communal Grounds & Lakes

## 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**

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