



Guide Price £99,950

8 CARTERS PADDOCK, ROBECK COUNTRY PARK, RYDE, PO33 4BP



Seafields

## **SELLING A LIFESTYLE, NOT JUST A SECOND HOME!**

Situated in a peaceful location on the outskirts of Ryde is this fantastic 2 bedroom DETACHED HOLIDAY HOME on the popular Roebeck Country Park. There are numerous walks to be enjoyed nearby as well as the fishing lakes whilst the main town of Ryde and mainland ferry links is only a short distance away by car. The property was built in 2023 and offers a superb open plan and stylish living area which incorporates the dining area and kitchen. Patio doors lead to a wrap-around terrace enabling you to enjoy alfresco dining. Two bedrooms both with walk-in wardrobes and the main having an ensuite shower room. An ideal holiday home that is ready to use and enjoy. All furniture to be included in the sale.

### **OPEN PLAN KITCHEN/LIVING AREA:**

24'08 x 19'04 (7.52m x 5.89m)

A large, bright and airy carpeted room with double glazed windows to both sides, plus fully double glazed sliding doors to the wrap-around terrace. Two radiators. Useful walk-in cupboard. The kitchen is fully fitted with eye and base level units in grey and white with a laminate wrap around worktop providing a useful breakfast bar. The integrated appliances include an eye level Hotpoint microwave, Belling double oven, combination boiler, four ring gas hob, extractor hood, Indesit dishwasher and washing machine, under counter Beko fridge and freezer. Single sink with mixer tap and drainer. Window to side. Vinyl flooring.

### **BEDROOM 1:**

9'6 x 9'2 (2.90m x 2.79m)

Double bedroom with vaulted ceiling and double glazed window to side, Walk-in dressing room with a wardrobe area, storage area in the eaves. Radiator and TV Point with wall mounting. Door to ensuite shower room.

### **EN-SUITE SHOWER ROOM:**

5'11 x 4'10 (1.80m x 1.47m)

Ensuite shower room comprising a walk in shower cubicle, low level WC and wash basin with a vanity unit, ladder style heated towel rail and window to side.

### **BEDROOM 2:**

9'6 x 8'10 (2.90m x 2.69m)

Double bedroom with vaulted ceiling and fitted carpet. Window to side. Radiator. Walk in wardrobe and television point.

### **BATHROOM:**

6'09 x 5'07 (2.06m x 1.70m )

Modern suite comprising bath with shower over, wash basin within vanity unit and low level w.c. Vinyl flooring. Window to side. Ladder style heated towel rail.

### **PARKING:**

Off road parking located at the side of the accommodation.

### **USEFUL INFORMATION:**

Tenure/Site Fees:

Licence: Balance of 50 years from 2023

Ground maintenance/site fees for 2024 £3995 inclusive of VAT. Reviewed in November each year.

Furnishings: The lodge is to be sold fully furnished with all furnishings and window coverings included in the sale price. Outside patio furniture can be included within sale by separate negotiation.

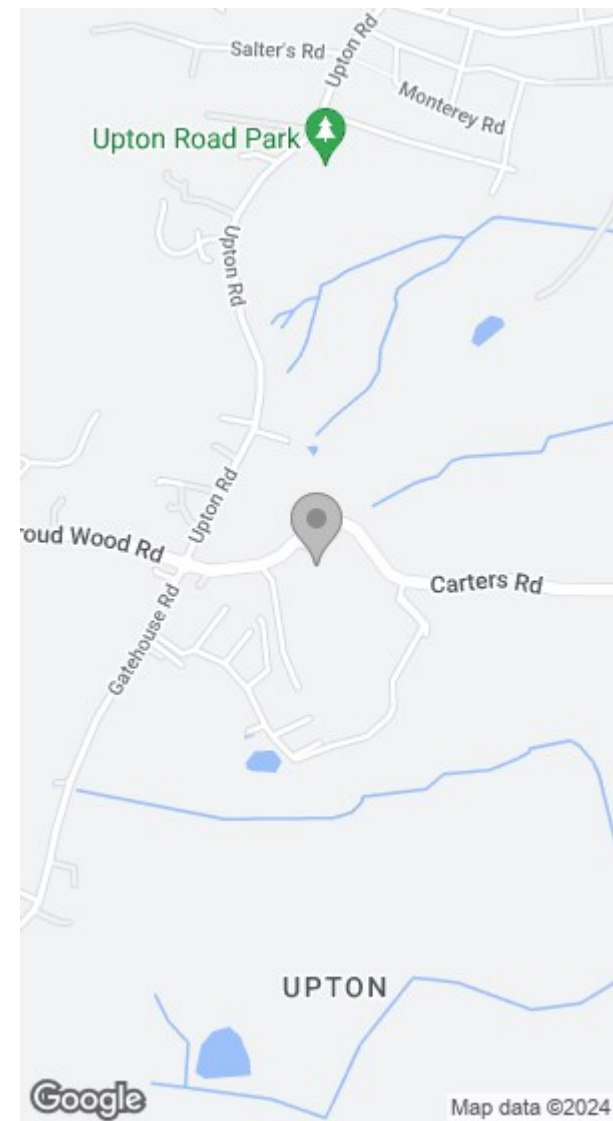
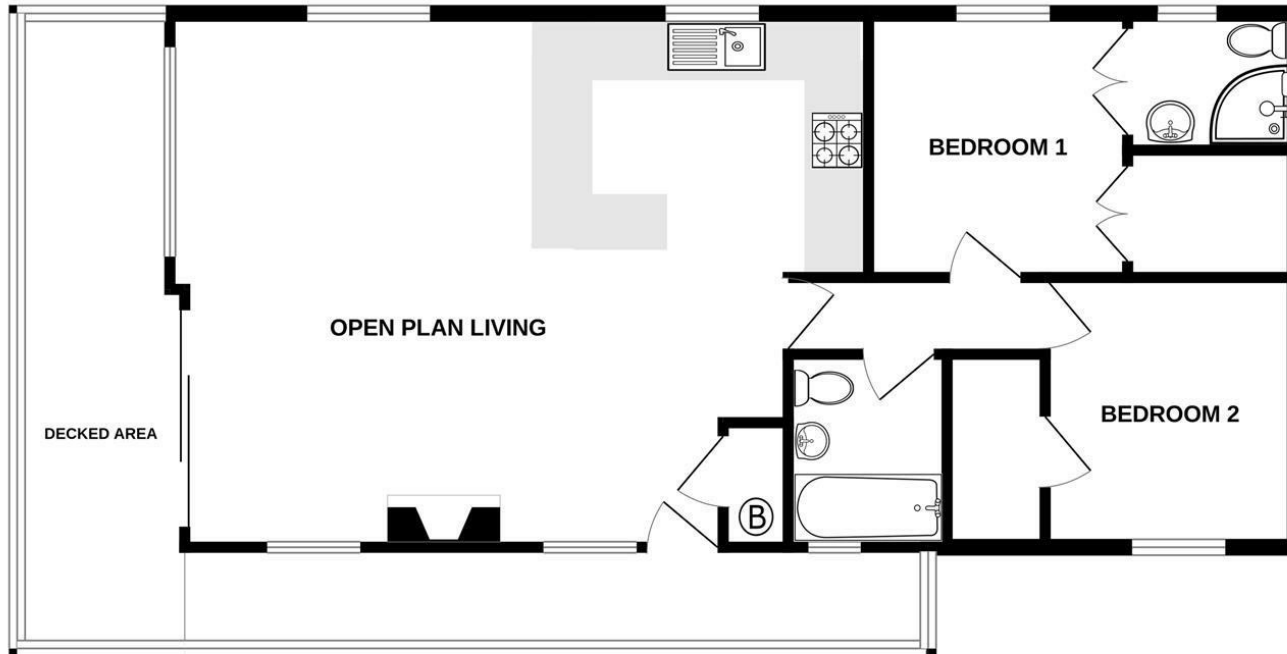
Services: Calor gas, electric and mains water.

Special Requirements For Ownership: Please note that a qualifying condition to purchase a lodge on this site is subject to having a council tax registration at an alternative residence within the UK

### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

## GROUND FLOOR



Whilst 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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