



Guide Price £185,000  
11 SOUTHLAND MEWS, PARK ROAD, RYDE, PO33 2FQ





## OFFERING GREAT CONVENIENCE AND LOW MAINTENANCE!

Set within an ideal location a short stroll from the town's shopping centre and amenities, sea front, lovely beaches and mainland passenger ferry links. This modern 3 storey TOWN HOUSE is within a small development of similar homes constructed 13 years ago. The property comprises a ground floor study and cloakroom/wc, first floor open-plan kitchen/living room plus, on the top floor, 2 BEDROOMS and a modern bathroom. Benefits include GAS CENTRAL HEATING, double glazing, small enclosed DECKED COURTYARD plus integral GARAGE. In our opinion, ideal for those seeking a first, second or investment home offering low maintenance and convenience. Council Tax Band: B \* Energy Performance Rating: C \* Tenure: Freehold

### GROUND FLOOR:

#### ENTRANCE HALL:

Ceramic front door opens into hallway. Inset Coir entrance mat. Carpeted flooring and stairs to first floor with cupboard below. Radiator. Doors to:

#### CLOAKROOM/ WC:

5'0 x 3'11" (1.52m x 1.19m)

Comprising white suite of w.c and wash hand basin. Laminate wood flooring. Radiator. Recessed lighting. Extractor fan with wall cabinet.

#### STUDY:

5'0 x 3'11" (1.52m x 1.19m)

Double glazed window overlooking courtyard. Radiator.

### FIRST FLOOR LANDING:

Carpeted landing with double glazed window to front. Radiator. Stairs to second floor.

### KITCHEN/LIVING ROOM:

17'4" max x 14'11" max (5.28m max x 4.55m max)

Open plan triple aspect reception room incorporation KITCHEN area (14'11 x 5'0) which comprising modern fitted range of cream coloured cupboard and drawer units with contrasting work surfaces and inset 1.5 bowl sink unit. Integral appliances to include gas hob with electric oven and overhead extractor; dishwasher; washing machine; fridge and freezer. Recessed lighting and laminate wood flooring. Radiator.

### SECOND FLOOR LANDING:

Carpeted with recessed lighting. Radiator. Access to loft. Doors to:

#### BEDROOM 1:

11'04" x 7'04" (3.45m x 2.24m)

Carpeted double bedroom with double glazed window to the front. Radiator. .

#### BEDROOM 2:

9'06" x 7'11" (2.90m x 2.41m)

A light and airy carpeted bedroom with double glazed window to side and additional Velux window above. Radiator.

#### BATHROOM:

6'06" x 6'03" (1.98m x 1.91m)

Comprising modern white suite of bath with shower over and screen; w.c.; and wash hand basin. Double glazed window with additional Velux window above. Laminate flooring. Recessed lighting. Heated towel rail. Wall mounted cabinet. Extractor fan

#### OUTSIDE:

16'02" x 4'03" (4.93m x 1.30m)

A small private decked courtyard. Access via garage.

#### GARAGE:

16'11" x 7'10" (5.16m x 2.39m)

Single Integral garage with electric roll-up door. Power and light. Wall mounted gas combination boiler. Fuse box and electric meter. Plumbing for washing machine. Door to decked courtyard area.

### OTHER USEFUL FINFORMATION:

Council Tax : Band B

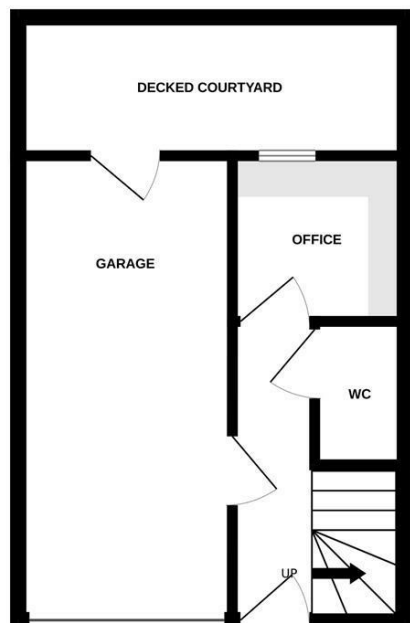
Tenure: Freehold

Note: There will be a nominal annual fee (to be confirmed) for the upkeep of the shared courtyard/driveway.

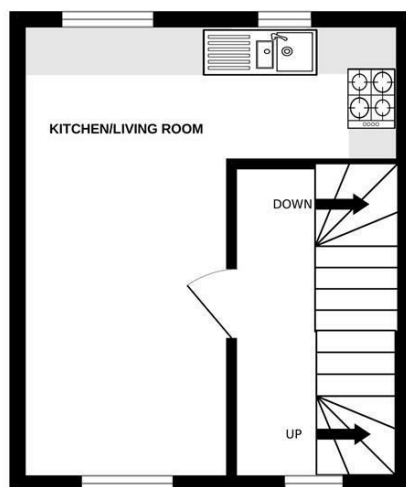
### DISCLAIMER:

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.

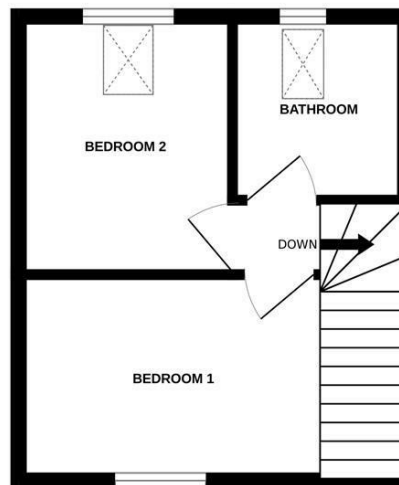
GROUND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



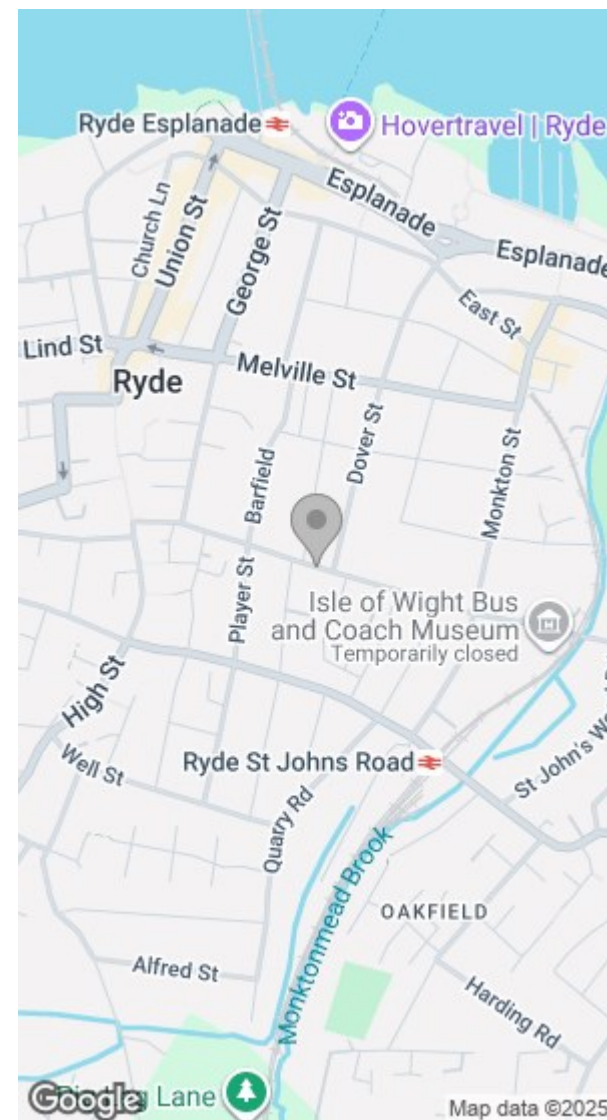
2ND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



#### 11 SOUTHLANDS MEWS

TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
88	77		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



