



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE



# 12B, Waterloo Crescent

Binstead, Isle of Wight PO33 3QP

**£300,000**  
FREEHOLD



Situated in a desirable location, this detached bungalow sits in an elevated position set back from the road, and enjoys spacious accommodation, gardens to the front and rear, a driveway and a garage.

- Detached bungalow set in a fantastic position
- Elevated position provides views to the rear aspect
- Low maintenance, enclosed rear garden with terrace
- Quiet convenient location in popular Binstead
- Close to a variety of amenities, mainland travel and schools
- **\*\*CHAIN FREE\*\***
- Two double-bedrooms and an open plan living area
- Garage and plenty of private driveway parking
- Well presented in a neutral style throughout
- Within easy reach of both Ryde and Newport

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Offered for sale chain free, 12B is set back from the popular Waterloo Crescent and is a well-presented bungalow with neutral décor throughout. The property has been well maintained and also benefits from double glazing and gas central heating.

Binstead village is well serviced by a Post Office and general store as well as a family-friendly pub. The bungalow is situated less than two miles from the popular seaside town of Ryde, which benefits from expansive sandy beaches, independent boutique shops and an exciting range of restaurants and bars. Conveniently positioned between Ryde and Fishbourne, the property is ideally located for mainland travel links, with a high-speed foot passenger service just a ten-minute drive away and a regular car ferry service just 2.2 miles away. Providing good connectivity to many Island-wide amenities, this home is within close proximity to bus stops.

Accommodation comprises a welcoming porch, spacious lounge/diner, two double bedrooms, a fitted kitchen and a bathroom. Outside there is driveway parking, a front garden, garage and to the rear is an enclosed rear garden complete with a terrace.

### **Welcome to 12B Waterloo Crescent**

A cul-de-sac provides access to a select number of properties, creating a quiet position. A driveway leads beside a well-established lawn to a garage and to the smart yellow-brick façade of the bungalow. There is a storm porch over the front door which has a useful outside light and creates a welcoming entrance to the property.

### **Entrance Porch**

The integral porch has a pendant light, radiator and is presented with soft neutral décor over a high-quality laminate floor. A door leads into the lounge/diner.

### **Lounge/Diner**

*15'2" max x 13'6" max (4.64m max x 4.13m max)*

The L-shaped lounge/diner is generously proportioned, with plenty of room for lounge and dining furniture. There are twin pendant lights, two radiators and dual aspect glazing comprising a pair of windows to the side aspect and a box bay window overlooking the front garden. A door leads to bedroom two, and there is a door to an inner hall that has a pendant light, hatch to the loft, doors to bedroom one, bathroom and to a useful airing cupboard. The neutral décor continues in the lounge/diner, and the high-quality laminate flooring flows through glazed double-doors into the kitchen.

### **Kitchen**

*11'7" x 9'4" (3.54m x 2.85m)*

The double doors create an open-plan feel to the kitchen, which also features dual aspect glazing, with doors to the terrace and a window to the side aspect which has lovely views over the rooftops of Binstead to trees beyond. The kitchen is a fabulous mix of base and wall cabinets, presented in cream and complemented by wood-laminate worktops and soft neutral décor. There is space and plumbing for a washing machine, space for a fridge-freezer and an integrated oven, gas hob and extractor unit over. An open section of worktop provides a fantastic seating area, creating social space. The kitchen also has a pendant light and a radiator, a stainless-steel sink and drainer with a mixer tap and the kitchen is also home to the Ideal Logik combi boiler.

### **Bedroom One**

*13'8" x 9'1" (4.19m x 2.78m)*

The primary bedroom is a good size, presented in attractive décor and a neutral carpet, and with a pendant light, radiator, and a window looking over the rear garden.



### **Bedroom Two**

*11'5" x 9'1" max (3.48m x 2.78m max)*

Another well-proportioned room, the second bedroom has a window to the front aspect, a pendant light, radiator, and is finished in a neutral colour scheme and carpet.

### **Bathroom**

The bathroom has a mix of white tiles, neutral walls and vinyl flooring and benefits from a low-level light, a window to the rear aspect with patterned glass for privacy and a small radiator. A white suite comprises a full-size bath with a shower over, a pedestal basin with contemporary taps and a matching low-level WC.

### **Outside**

To the front, a lawn is surrounded by a mix of mature planting and fencing, with a driveway leading down to the garage and a pathway connecting to the front door and on to a path which connects to the rear garden. A paved terrace spans the rear elevation, creating an outside seating area and benefits from an ornate balustrade. Over the terrace, a small sun deck connects to the kitchen and provides a lovely view over Binstead. Steps lead down from the terrace to a lawn, which is enclosed by good-quality fencing.

12B Waterloo Crescent presents an enviable opportunity to acquire a detached bungalow, presented in good order and set in a convenient location in popular Binstead. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

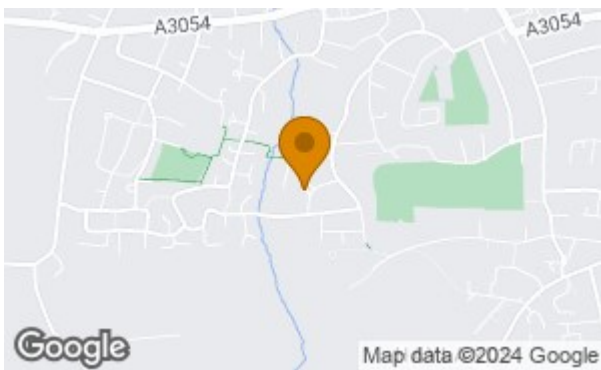
Council Tax Band: C


Services: Mains water, gas, electricity and drainage




GROUND FLOOR  
767 sq.ft. (71.2 sq.m.) approx.

Floorplan for illustrative purposes only and not to scale



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

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

**Agent Notes:**

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