



# Devon

90 Arthur Street, Ryde, Isle of Wight PO33 3BU



This well-maintained, characterful three-bedroom semi-detached home is conveniently located in popular Ryde and comes complete with off-road parking and an enclosed rear garden.

- Three-bedroom semi-detached period home
- Light and bright throughout, with attractive neutral decor
- Private parking space complete with a white line
- Easy walk to Ryde town centre and sandy beaches
- Close to good local primary and secondary schools
- Well-presented and with a practical, flowing layout
- Good size, south-facing rear garden with a terrace
- Quiet position backing on to a tranquil cemetery
- Minutes from train and mainland ferry travel links
- Gas central heating and double glazing throughout

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

Preview our newest listings first!  
Search on Facebook for:  
**Susan Payne Property**  
Home Hunters

**rightmove**

**Zoopla**

**OnTheMarket.com**

**PrimeLocation**

**The Property Ombudsman**

You can also email us at [sales@susanpayneproperty.co.uk](mailto:sales@susanpayneproperty.co.uk), visit our website at [susanpayneproperty.co.uk](http://susanpayneproperty.co.uk) or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



A characterful home ready for a new owner to move straight in to, Devon is an attractive semi-detached home, presented in a neutral scheme, perfectly complementing the period charm of the property. The property has been well-maintained by the owners of over 30 years, and offers a surprisingly spacious floorplan. The outdoor spaces are fabulous, with a landscaped rear garden providing a perfect entertaining space, and a low maintenance area to the front which provides enviable off-street parking. Accommodation comprises a small entrance hall, living room, dining room, kitchen. Rear lobby and bathroom on the ground floor, with a landing and three bedrooms on the first floor.

Perfectly positioned to enjoy the benefits of Ryde, this desirable location offers a range of convenient amenities right on your doorstep. A local convenience store is just a five-minute walk away, and schools at primary and secondary level are situated nearby. Just a short stroll away are the stunning golden sands of Ryde's beaches and the bustling town centre, where there is a delightful selection of boutique shops, welcoming cafés, and restaurants. Excellent transport links are also close at hand, with bus and rail connections available in the town, and cross-Solent foot passenger ferry services within easy walking distance on the Esplanade, providing quick and convenient access to the mainland. Additionally, the Fishbourne car ferry terminal is located just 2.4 miles away.

### **Welcome to Devon**

Set in a row of similar period properties, Devon has an attractive yellow-brick façade, complete with period detailing and an inset name plaque. A path leads to the side of the property, past the parking space and to the front door.

### **Entrance Hall**

A decoratively glazed UPVC front door creates a welcoming entrance, and opens into a small entrance hall, which is neutrally decorated and has doors to the living room and dining room, and stairs to the first floor.

### **Living Room**

The soft, neutral décor and carpet flows into the living room, which has a good-size window to the front aspect. Full of character, the living room is arranged around a central fireplace, with stone detailing and a gas fire set into a tile surround and hearth. An attractive timber mantle spans the room to provide useful storage and display space to each alcove.

### **Dining Room**

Another room full of period charm, with timber floorboards and matching built-in storage to one side of a chimney breast, and a further, large understairs cupboard. A window looks over the courtyard and on to the rear garden, and saloon doors connect to the kitchen.

### **Kitchen**

The country-style kitchen is filled with natural light, with a triple window to the side aspect looking over the courtyard. The kitchen comprises a mix of pine base and wall cabinets, complemented with roll-edged worktops, neutral walls and a wood-effect vinyl floor. There is space for a large gas range, a washing machine, microwave and a fridge-freezer, plus there is an inset sink and drainer with a heritage style mixer tap set beneath the window, and the kitchen is also home to the gas boiler. A doorway leads into the rear lobby.

### **Rear Lobby**

Ideal for coats and shoes, the useful rear lobby has a door to the rear garden, and is tiled in a neutral scheme. A built-in cupboard provides additional storage, and a door leads to the bathroom.

### **Bathroom**

Fully tiled in a stylish neutral scheme which matches the lobby, the generously proportioned bathroom features a white suite comprising a large corner whirlpool bath with a shower over, a contemporary floating basin with a mixer tap, and a matching low-level WC. A pair of windows provide plenty of natural light and benefit from patterned glass for privacy.



**First-Floor Landing**

Neutral walls and carpet combine on the first-floor landing, which has a hatch to the loft space, and doors to all three bedrooms.

**Bedroom One**

The spacious primary bedroom has neutral walls and a large window to the front aspect, and has the added benefit of a walk-in cupboard in the space over the stairs.

**Bedroom Two**

Another good-size bedroom, with a high-level window to the hallway, a window to the rear aspect overlooking the garden, a built-in storage nook and neutral décor.

**Bedroom Three**

Bedroom three is also well proportioned and light, with neutral décor and a window to the side aspect. There is also a hatch to the rear loft.

**Outside**

To the front, a dropped kerb with white line provides access on to a paved parking space. A path leads to the side aspect, past the front door and to a courtyard area to the side of the house, connecting with the back door. From the courtyard, the sunny south-facing garden opens up to a mix of well-kept lawn, pathway and a large paved terrace which provides a fabulous outside seating and dining area.

Devon presents a wonderful opportunity to purchase a three-bedroom home, full of character and set in a desirable, convenient spot in popular Ryde. An early viewing with the sole agent Susan Payne Property is highly recommended.

**Additional Details**

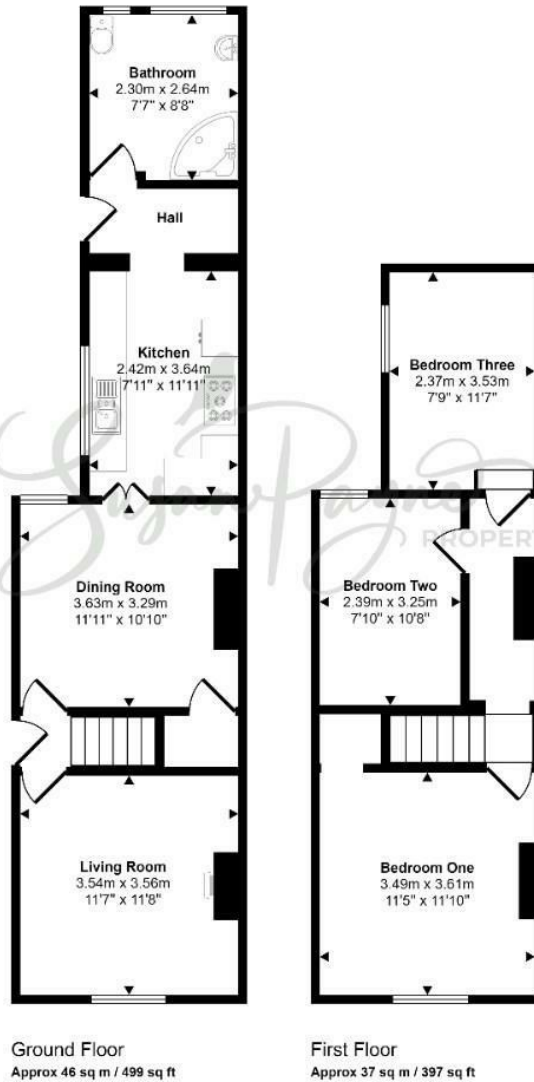
Tenure: Freehold

Council Tax Band: C (Approx £2,216)

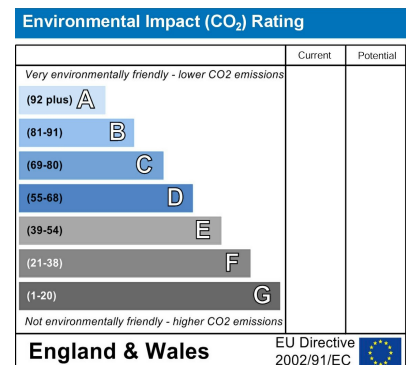
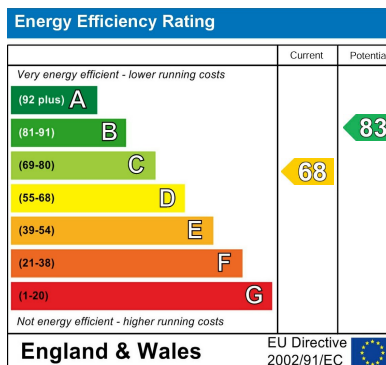
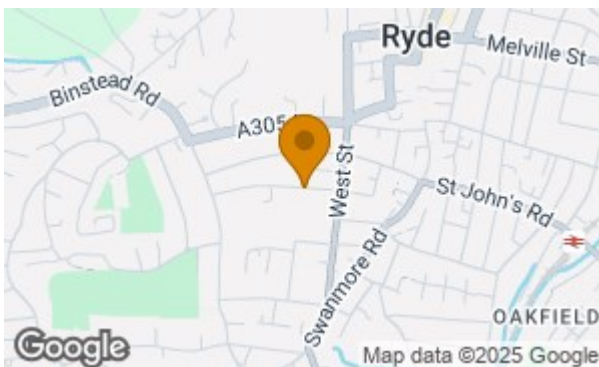
Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area  
83 sq m / 896 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



#### Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.