



- Stunning Character Town Cottage
- Well Presented & Stylish Interior
- Garden Office (9'3 x 9'3)
- Easy Level Walk To Shops & Buses
- Comfortable 2 Bedroom Accommodation
- Hugely Convenient Location
- Pretty, West Facing Garden with Summerhouse
- 17'7 max Kitchen/Breakfast Room
- Lounge With Feature Fireplace
- D/Glazing & Gas C/Heating

21 Mount Street, Ryde, Isle Of Wight, PO33 2QR

£219,950



Welcome to this charming Victorian semi-detached town cottage located in the heart of Central Ryde! This property boasts a sizeable combined lounge and dining space, ideal for entertaining guests or simply relaxing with your loved ones. With two comfortable bedrooms, there's plenty of space for a small family or a couple looking for a guest room or home office.

The tasteful extension adds a modern touch to this classic Victorian home, providing a perfect blend of old-world charm and contemporary convenience. The property features a beautifully designed kitchen/breakfast room, perfect for morning coffee before heading out for the day ahead.

One of the standout features of this property is the work-from-home garden office, offering a peaceful and productive space away from the main house. Whether you're an entrepreneur, freelancer, or simply need a quiet area to focus, this garden office is sure to meet your needs.

Don't miss the opportunity to own this delightful Victorian home with its characterful features and modern amenities. Contact us today to arrange a viewing and envision yourself living in this lovely property in Central Ryde!





# Accommodation

## Entrance Lobby

## Kitchen/Breakfast Room

17'7" x 11'7" (5.36 x 3.53)

## Lounge/Diner

18'2 max x 11'10max (5.54m max x 3.61mmax)

## Built in Storage

## Shower Room

5'6 x 5'4 (1.68m x 1.63m)

## Landing

## Bedroom 1

10'10 plus recess x 10'0" (3.30m plus recess x 3.05m)

## Bedroom 2

9'7" x 7'10" (2.92 x 2.39)

## Gardens

The walled frontage contains colourful shrubs and a ground covering creeper. Gated side access and concrete pathway to rear garden. This pretty, west facing garden has been tastefully hard landscaped with granite paved patio edged by shrub planters and borders. It is fully enclosed by fence boundaries and has a pergola and bbq area to one side. A walled divide separates the rear garden into two distinct areas., one is home to the garden office and the other accommodates the summerhouse. Wall and fence boundaries enclose the garden. Garden tap. External socket.

## Garden Office

9'3 x 9'3 (2.82m x 2.82m )

A painted wooden cabin with double glazed windows and both power and lighting.

## Summerhouse

9'3 x 8'10 (2.82m x 2.69m)

A painted pentagonal wooden summerhouse with double glazed windows and doors. It incorporates a separate garden shed to the side.



**Council Tax**  
Band B

**Tenure**  
Long leasehold. 999 years from 1850.

**Construction Type**  
Standard construction

**Flood Risk**  
Very low risk of flooding.

**Broadband Connectivity**  
Openreach and Wightfibre networks. Ultrafast fibre available.

**Mobile Coverage**  
Coverage includes EE, O2 and Vodaphone

**Services**  
Unconfirmed gas, electric, telephone, mains water and drainage.

**Agents Note**  
Agents Note: Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

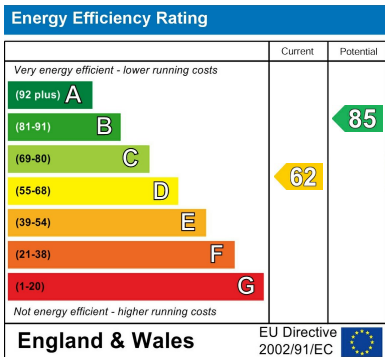


GROUND FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 211 SQ.FT.  
(19.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

**Viewing:**      Date .....      Time .....