



- Smart Modern Semi Detached House Built circa 2010
- Stylish Kitchen/Diner With Garden Access
- Peaceful Coastal Village Location
- Ground Floor Cloakroom W.c.
- Comfortable 3 Bedroom 3 Bathroom Accommodation
- Relaxing Bay Window Lounge
- Easily Maintained Gardens
- Lovely Views Across Neighbouring Countryside
- Parking for 2 Cars
- Village Centre, Beaches and Countryside On Your Doorstep

49a St. Michaels Road, St. Helens, Ryde, PO33 1YJ

**£349,950**



Nestled in the charming St Helens Village, this smart modern three-storey semi-detached house is a true gem waiting to be discovered. Built in 2010, this property boasts a quintessential English village setting with a picturesque village green, regular community events, a convenient shop, and a cosy pub just a stone's throw away.

As you step inside, you are greeted by a stylish kitchen/diner that opens up to the garden through double doors, perfect for entertaining guests or enjoying a peaceful morning coffee. With one reception room, three bedrooms, and three bathrooms, there is ample space for comfortable living for you and your family.

For those who love the outdoors, this property offers easy access to lovely beaches and countryside walks right on your doorstep. And for the seafarers amongst you, a local sailing club awaits to fulfill your nautical adventures.

Parking will never be an issue with space for two vehicles, making coming home a breeze. Don't miss out on the opportunity to make this delightful property your new home sweet home in this idyllic coastal village.





# Accommodation

## Entrance Hall

9'8" x 5'5" (2.95m x 1.65m)

## Cloakroom W.C.

## Lounge

14'7" into bay x 12'3" (4.45m into bay x 3.73m)

## Kitchen/Diner

12'3" max x 12'1" (3.73m max x 3.68m)

## Landing

## Bedroom 2

14'6" into bay x 12'3" max to recess (4.42m into bay x 3.73m max to recess)

## En-Suite

6'11" x 2'11" (2.11m x 0.89m)

## Bedroom 3

12'6" x 6'1" (3.81m x 1.85m)

## Family Bathroom

9'0" x 5'8" (2.74m x 1.73m)

## 2nd Floor

## Access to Loft

## Principal Bedroom

12'3" including wardrobes x 11'2" max to dormer  
(3.73m including wardrobes x 3.40m max to dormer)

## En Suite Shower Room

7'4" x 5'11" (2.24m x 1.80m)

## Parking

The brick paved driveway offers spaces for two vehicles.

## Gardens

The frontage is designated for parking purposes. Gated side access to rear West-facing garden. This rear enclosed outside space has been carefully designed to keep maintenance to minimum. A paved patio sits off the kitchen/diner's double doors. Shrub borders line the graveled areas and a pretty summerhouse sits to one corner. External socket.

## Tenure

Freehold



Council Tax  
Band D

Construction Type  
Cavity wall construction

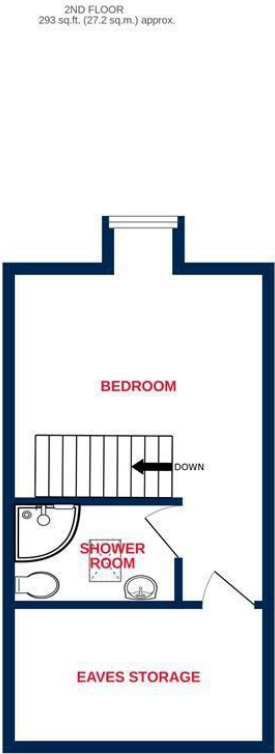
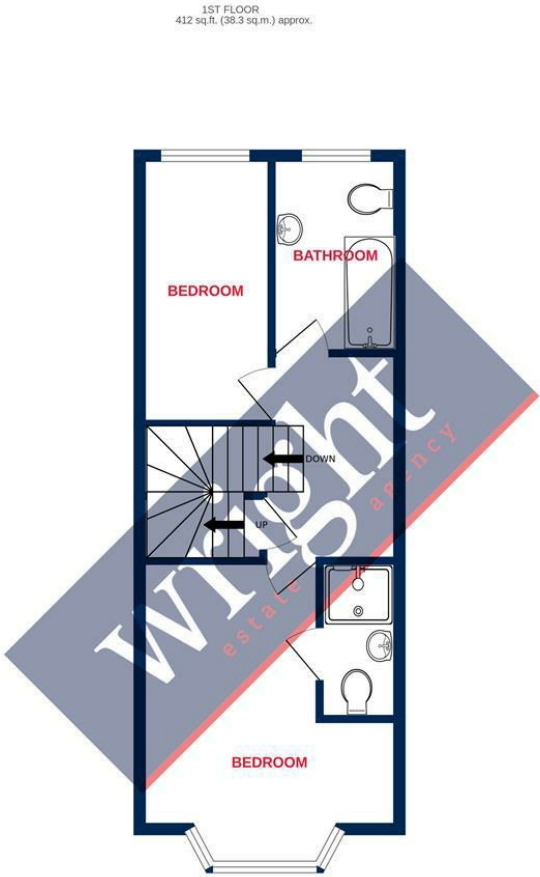
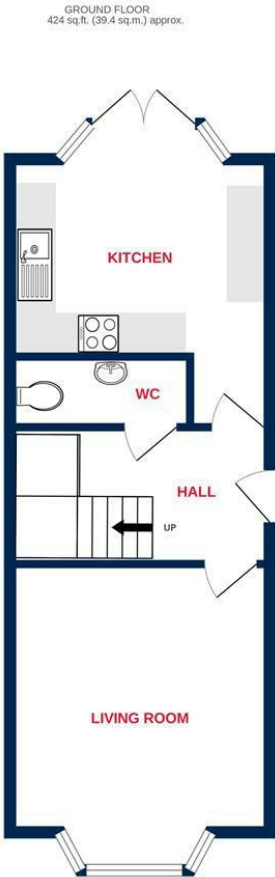
Flood Risk  
Very Low Risk

Mobile Coverage  
Limited Coverage: EE, Three, Vodafone & O2

Broadband Connectivity  
Wightfibre & Openreach Networks. Up to ultra-fast fibre available.

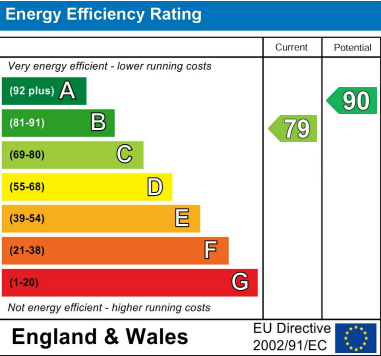
Services  
Unconfirmed gas, water, electric, drainage and broadband.

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.




TOTAL FLOOR AREA: 1129 sq.ft. (104.8 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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