

## Ryde, Isle of Wight



- **60% Shared Ownership**
- **Built With Remainder Of 10 Year Premier Warranty**
- **Driveway for Two**
- **Fabulous Rear Garden**
- **Superbly Presented Throughout**



## About the property

Beautifully Presented Two-Bedroom Semi-Detached Home on a Generous Corner Plot – 60% Shared Ownership

Situated within the highly sought-after Westacre Park development in Ryde, this immaculately presented two-bedroom semi-detached home offers an exceptional opportunity to step onto the property ladder in one of the Isle of Wight's most desirable locations.

Occupying a substantial corner plot, the property enjoys a wonderfully spacious, south-facing rear garden, providing a sunny and private outdoor space that has been lovingly maintained by the current owners. The home also benefits from driveway parking for at least two vehicles.

Internally, the property has been kept to an outstanding standard throughout and is ready for immediate occupation. A bright and welcoming entrance hall leads into a generous lounge, creating the perfect space for relaxation and entertaining. To the rear of the property is a stylish kitchen/dining room with direct access onto the garden, allowing for seamless indoor-outdoor living. Complementing the ground floor accommodation is a convenient cloakroom/WC and a useful utility room.

Upstairs, there are two well-proportioned double bedrooms, both offering comfortable living space. The principal bedroom benefits from additional built-in storage and wardrobe facilities, while a modern family bathroom serves both bedrooms.

Externally, the rear garden is a standout feature of the home. The attractive patio area has been tastefully designed, creating an ideal setting for al fresco dining and entertaining. Beyond this, the garden is beautifully maintained with mature planting, established borders and a high degree of privacy, making it a wonderful space to enjoy throughout the year.

Offered on a 60% shared ownership basis, this property presents an affordable route into home ownership without compromising on location or quality. Westacre Park is ideally positioned within walking distance of a range of local amenities, including the nearby Tesco Superstore, while excellent public transport links are close at hand. The picturesque coastline and beach can also be reached on foot, alongside a variety of scenic countryside and coastal walks that make this part of Ryde so popular.

An exceptional opportunity to acquire a modern, beautifully maintained home in a prime Ryde location, combining stylish accommodation, generous outside space and excellent value through shared ownership.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 12'10 x 11'5

Kitchen Diner 12' x 10'2

Utility Area

WC

### FIRST FLOOR

Landing

Bedroom 1 11'3 x 10'10

Bedroom 2 14'8 x 8'4

Bathroom

### OUTSIDE

Driveway for Two

Side Access

Rear Garden

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			96
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			