



- No Onward Chain
- Over 55's Care Supported Development
- Generous 15'4 Lounge/Diner
- Beautifully Presented Interior
- 25% Shared Ownership Purchase (see notes)
- Stylish 12'6 Kitchen/Breakfast Room
- Lawned Gardens
- Smart 2022 Built Semi Detached Bungalow
- Brick Paved 2 Car Driveway
- Long Leasehold 122 Years Remaining

41 Woodland View, Ryde, PO33 2DG

**£57,500**

Situated in the charming Ryde Village in the Ashey area of Ryde, this nearly new semi-detached bungalow offers a unique opportunity for those seeking a comfortable and independent lifestyle. Built in 2022, this property spans an inviting 634 square feet and is designed with the needs of over 55s in mind, providing a perfect blend of privacy and community.

The bungalow features two well-proportioned bedrooms, ideal for guests or a peaceful retreat. The south-facing lounge invites an abundance of natural light, creating a warm and welcoming atmosphere for relaxation or entertaining. The sizeable kitchen is thoughtfully designed, offering ample space for culinary pursuits and social gatherings.

As part of a rare extra-care living scheme, residents benefit from the option of additional care and assistance available 24/7, ensuring peace of mind now or in the future. This development prioritises community and wellbeing, making it an excellent choice for those looking to maintain their independence while having support readily accessible.

With parking available for two vehicles, convenience is at your doorstep. The property is beautifully presented and has been seldom occupied since its purchase, allowing you to move in with ease and comfort. This 25% shared ownership purchase presents an affordable pathway to homeownership in a desirable location.

In summary, this semi-detached bungalow in Ryde is not just a home; it is a lifestyle choice that promotes independence, community, and wellbeing. Don't miss the chance to make this delightful property your own.



## Accommodation

### Entrance Hall

13'3" x 3'7" (4.04m x 1.09m)

### Lounge/Diner

15'4" max to bay x 12'0" (4.67m max to bay x 3.66m)

### Kitchen

12'6" average x 11'3" (3.81m average x 3.43m)

### Bedroom

11'3" x 8'5" (3.43m x 2.57m)

### Bedroom

11'6" average x 11'3" (3.51m average x 3.43m)

### Bathroom

9'0" x 6'6" (2.74m x 1.98m)

### Parking

Brick paved driveway for 2 vehicles.

### Garden

Lawned front garden facing South. The rear garden is fully enclosed and laid to lawn.

### Tenure

Leasehold 125 years from 2022.

### Council Tax

Band B

### Shared Ownership

25% Share currently owned. It is possible to purchase up to 75% share by staircasing at point of purchase or later down the line from Funding Affordable Homes.

### Charges & Fees

Rent payable on 75% owned by Southern Housing £426.89 per month. £400 per annum for estate management and maintenance. £20 per month for buildings insurance payable to Funding Affordable Homes. An additional fee is payable for an Extra Care Scheme providing 24/7 availability.



### Construction Type

Brick elevations. Concrete tile roof. Cavity wall construction

### Flood Risk

Very Low Risk

### Mobile Coverage

Coverage: EE, O2 & Vodafone Limited Coverage: Three

### Broadband Connectivity

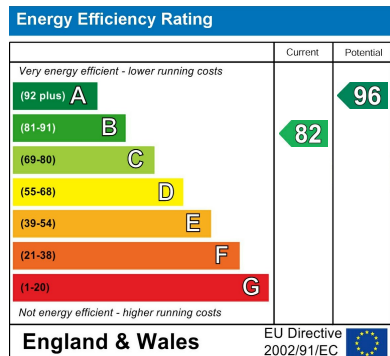
Upto Ultrafast Available.

### Services



Unconfirmed gas, electric, telephone, mains water, broadband and drainage.

### 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.





Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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