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Fox & home

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Weymouth Cottage, Lower Green Road, Ryde, PO33 1TS £450,000

This charming detached cottage is situated in a delightful location on the lower side of St Helens Green. The property retains charm and character including fireplaces, ceiling beams and flexible layout. Accommodation includes: four bedrooms; one of which has an en-suite on the ground floor, large double length living room and impressive entrance lobby. Further benefits include fitted kitchen, gas central heating, gated car parking, views over St Helens Green and a charming paved garden.

St Helens is a popular village with it's Green being the centre of the community. It also has a selection of shops, a pub and restaurants. St Helens Duver is just a short walk away. The property is sold with vacant possession and would make an ideal main residence or amazing holiday home.





1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.

TOTAL FLOOR AREA: 1212 sq.ft. (112.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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UPVC glazed door to:

Entrance Hall:

Vaulted ceiling. Radiator. Recessed lighting. UPVC double glazed window to the side and rear. Tiled floor. Door to:

Lounge/Dining Room: 24'0" x 13'6" (7.32m x 4.11m)

Superb 'double' reception room with UPVC double glazed window and door to the front. Wall mounted corner cupboard. Two radiators. Stairs to first floor. Beams to the ceiling. Wall light points. Built-in bookcase. Brick fireplace with inset multi-fuel burner with oak mantelpiece and surround. Television and telephone points. Door to:

Kitchen: 14'4" x 10'0" (4.37m x 3.05m)

With a range of fitted base and wall units and work surfacing. Tiled splashbacks. Gas range cooker with cooker hood over. Stainless steel sink unit. Wall mounted boiler. Laminate flooring. UPVC double glazed window to the side and front with views across St Helens Green.

Bedroom One: 14'0" x 11'0" (max) (4.27m x 3.35m (max))

Two UPVC double glazed windows to the rear. Recessed lighting. Tiled flooring. Radiator. Door to:

Ensuite:

Wet room with tiled walls and floor. Low level WC. Wash hand basin with storage under. Recessed lighting.

First Floor

Bedroom Two: 14'6" x 10'10" (4.42m x 3.30m)

Accessed via the second staircase. A double bedroom with triple aspect UPVC double glazed windows to the rear, front and side providing a superb view over the Green. Radiator. Loft access. Door to:

Bedroom Three/Study/Dressing Area: 13'4" x 7'10" (4.06m x 2.39m)

UPVC double glazed window to the front offering more views over the Green. Opening to dressing area with triple width, deep wardrobes. Doors to Bedrooms two, four and bathroom.

Bedroom Four: 10'2" x 8'6" (3.10m x 2.59m)

Double bedroom with UPVC double glazed window to the front offering more superb views of the Green. Radiator. Access to loft. Door to staircase.

Bathroom:

Panelled bath with shower over. Low level WC and pedestal wash hand basin. Tiled surrounds. Heated towel rail. UPVC double glazed window to the rear.

Outside:

Pretty enclosed rear gardens with shingled loose chippings and circular patio area. Assorted trees and shrubs. Large timber garden shed with stable doors and windows to the side.

Parking:

Five bar gate leads to deep parking bay for 2 cars/boats.

Tenure: Freehold

EPC: D

Council Tax: E

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For a free no obligation valuation



Council Tax Band: Band E EPC Rating: D

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