



- Pretty Victorian Town Cottage
- Bathroom With Separate Shower
- Gas C/Heating & D/Glazing
- Hugely Convenient Position
- Comfortable 2 Bedroom Accomodation
- Pleasant Rear Garden
- Well Presented Throughout
- Quiet, Tucked Away Central Position
- Positive Input Ventilation System (see notes)
- Latest Improvement - New Boiler in 2024

8 Sun Place, Ryde, Isle of Wight, PO33 2TB

£165,000

Tucked away within a quiet corner of central Ryde you will find this attractive cottage. It is at the end of a terrace and sits at the very end of a no through traffic road. The cottage is well presented throughout having undergone general improvements in more recent years including a new boiler in 2024.

To the rear the pretty flower and shrub filled garden offers a pleasant environment to enjoy. The High Street is literally just around the corner offering a direct route to the main shopping centre where you will find a broad selection of retail shops, coffee shops, post offices and a supermarket. The local convenience store is even closer and ideal for those daily essentials and bus routes are accessible too for those who rely upon public transport.

If you hanker for the convenience of town living without the draw backs of busier and noisier locations then this cottage should be right up your street!



# Accommodation

## Entrance

## Lounge

11'2" max x 11'0" (3.40 max x 3.35)

## Kitchen Diner

11'0" max x 10'10" max (3.35 max x 3.30 max)

## Rear Lobby

## Bathroom

## Landing

## Bedroom 1

11'2" x 10'2" (3.40 x 3.10)

## Bedroom 2

11'0" x 8'8" (3.35 x 2.64)

## Garden

A side access leads to the rear garden. This is beautifully kept by the current owner and consists of two large shrub filled beds surrounding the patio areas. Garden shed. Garden tap. A right of way exists for next door for occasional use. Garden is fully enclosed by fence boundaries.

## Positive Input Ventilation System (PIV)

Continually introduces fresh air into the property forcing stale and moist air out.

## Council Tax

BAND B

## Tenure

Long leasehold. 986 years from 1865

## Flood Risk

Very Low Risk



**Mobile Coverage**

Coverage includes EE, O2, Three & Vodafone.

**Broadband Connectivity**

Up to Ultrafast fibre available

**Construction Type**

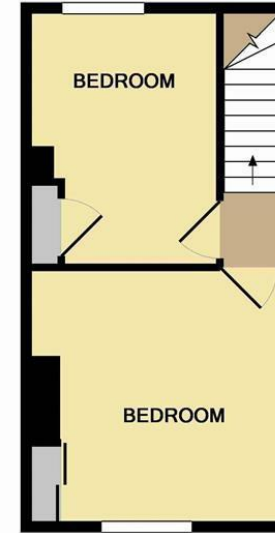
Painted brick elevations. Slate roof. Cavity walls. Single skin bathroom extension.

**Services**

Unconfirmed gas, electric, telephone, mains water 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.

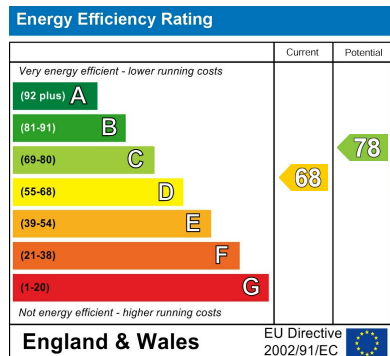


GROUND FLOOR  
APPROX. FLOOR  
AREA 324 SQ.FT.  
(30.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 243 SQ.FT.  
(22.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.7 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

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**Viewing:**

Date .....

Time .....