



Trigghomes.

**£230,000 Freehold**

## Wootton Bridge, Ryde, Isle of Wight



- **3 Bedroom Period Cottage**
- **Large Garden and Parking for Several**
- **Village Location and Close to Countryside & Coastal Walks**
- **Easy Commuting to the Mainland**
- **Chain Free**



Call 01983-525710 to view this home, or visit [www.triggiow.co.uk](http://www.triggiow.co.uk) for more details.



## About the property

Offered to the market chain free, this attractive three-bedroom period property is ideally positioned in the heart of Wootton Bridge, combining character, space and village convenience.

The ground floor features two well-proportioned reception rooms, providing flexible living and entertaining space, alongside a fitted kitchen and a separate shower room. Upstairs, the property offers three bedrooms, all of which have been recently redecorated, creating light, bright and welcoming accommodation throughout.

Externally, the home continues to impress with parking for several vehicles to the rear and a large rear garden offering excellent potential for further landscaping, entertaining or extension (subject to the usual consents).

Situated within walking distance of the village centre, the property is conveniently close to a well-regarded primary school, local pubs and a variety of countryside walks, including the popular old railway line cycle track. Wootton Bridge provides an ideal balance of village living with excellent access to Newport and Ryde, as well as easy connections for mainland commuting.

This charming period home represents an ideal purchase for families, professionals or those seeking a well-located village property with space and future potential.

Local Authority - Isle of Wight Council

Council Tax Band - C

Tenure - Freehold

## 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@triggio.co.uk](mailto:sales@triggio.co.uk)

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 11' x 11'3

Dining Room 11' x 13'9 max

Kitchen 9'10 x 7'

W/C

Shower Room

### FIRST FLOOR

Landing

Bedroom 1 11' x 11'

Bedroom 2 11' x 10'10

Bedroom 3 9'7 x 6'10

Lean to

### OUTSIDE

Front Garden

Side Access

Rear Garden

Parking for Several Vehicles

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**triggio.co.uk**

### Energy Efficiency Rating

