



Guide Price £240,000  
8 SOUTHLAND MEWS, PARK ROAD, RYDE, PO33 2FQ



## **DETACHED HOME WITHIN CENTRAL TOWN POSITION!**

Ideally located within minutes' walk of Ryde shopping centre, amenities, marina, long stretch of beautiful beaches and Island/mainland transport links, this **FREEHOLD DETACHED HOUSE** is ideal for those seeking low maintenance and convenience. Offered with a fresh, neutral decor, the accommodation comprises a downstairs cloakroom/w.c., plus a very well proportioned open-plan fully fitted kitchen/living/dining room and, on the first floor, **2 BEDROOMS** and modern bathroom. Further benefits to the property include **GAS CENTRAL HEATING**, double glazed timber framed windows, **ALLOCATED PARKING** plus a very private, easy to maintain enclosed **REAR GARDEN**. Ideal for first, second, retirement or investment buyers and offered as **CHAIN FREE**.

### **ACCOMMODATION;**

Entrance door to:

### **ENTRANCE HALL:**

Welcoming hallway offering inset coir mat within wood laminate flooring. Carpeted stairs leading to first floor (with cupboard below); Radiator. Doors to

### **OPEN PLAN LIVING ARRANGEMENT:**

19'11 max x 15'1 max (6.07m max x 4.60m max )

The Living/Dining Area (15'1 x 11'10) offers continuation of wood laminate flooring plus double glazed windows to side and rear. Radiators x 2. Open plan aspect to Kitchen area (8'0 x 7'1) comprising modern fitted range of matching white cupboard and drawer units with wood effect laminate work surfaces over. Under unit lighting. Inset 1.5 bowl sink unit. Integral appliances to include a 5-ring gas hob with electric over under and extractor over, plus concealed tall fridge/freezer and dishwasher. Recessed down lighters throughout. Double glazed French doors to garden.

### **DOWNSTAIRS W..C:**

7'11 x 3'1 (2.41m x 0.94m)

Comprising white suite of w.c. and wash basin. Wood laminate flooring. Extractor fan.

### **FIRST FLOOR LANDING:**

Carpeted landing with 'Utility' cupboard housing washing machine. Double glazed window to front. Access to loft access. Doors to:

### **BEDROOM 1:**

11'10 x 7'1 (3.61m x 2.16m)

Carpeted bedroom with double glazed window to front. Radiator.

### **BEDROOM 2:**

11'10 x 7'1 (3.38m x 2.16m)

Carpeted bedroom with double glazed window to rear. Radiator.

### **BATHROOM:**

7'1 max x 7'1 max (2.16m max x 2.16m max )

L-shaped bathroom comprising range of panelled bath with shower over and glazed screen. Wash hand basin and w.c. Obscured double glazed window to rear. Heated towel rail.

### **GARDEN:**

Good sized, easy to maintain very private patio garden to side and rear with gated access leading to front/parking area.

### **PARKING:**

An allocated parking space.

### **FURTHER INTERESTING FACTS:**

8 Southland Mews forms part of an exclusive development of 13 properties.

Further details include:

Council Tax Band: C

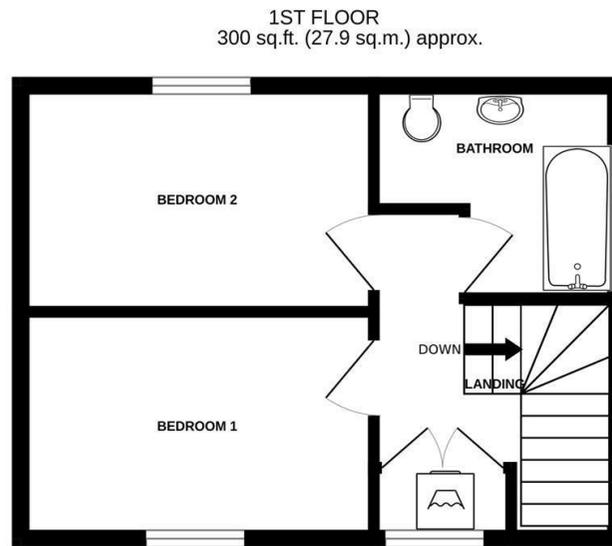
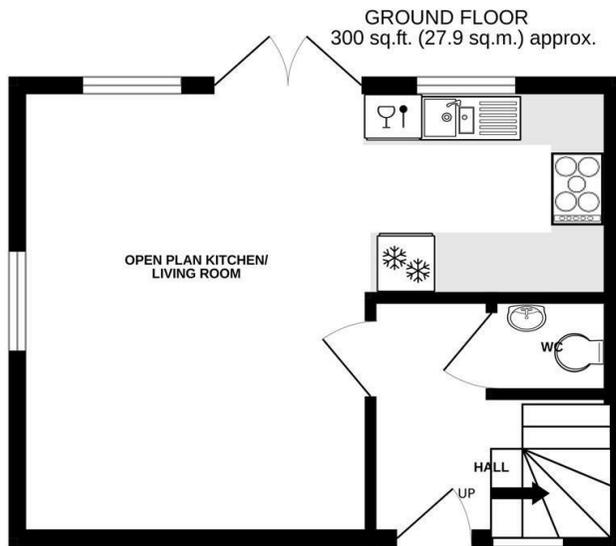
Tenure: Freehold

Allocated parking space adjacent to property.

Seller's position: No onward chain.

### **DISCLAIMER:**

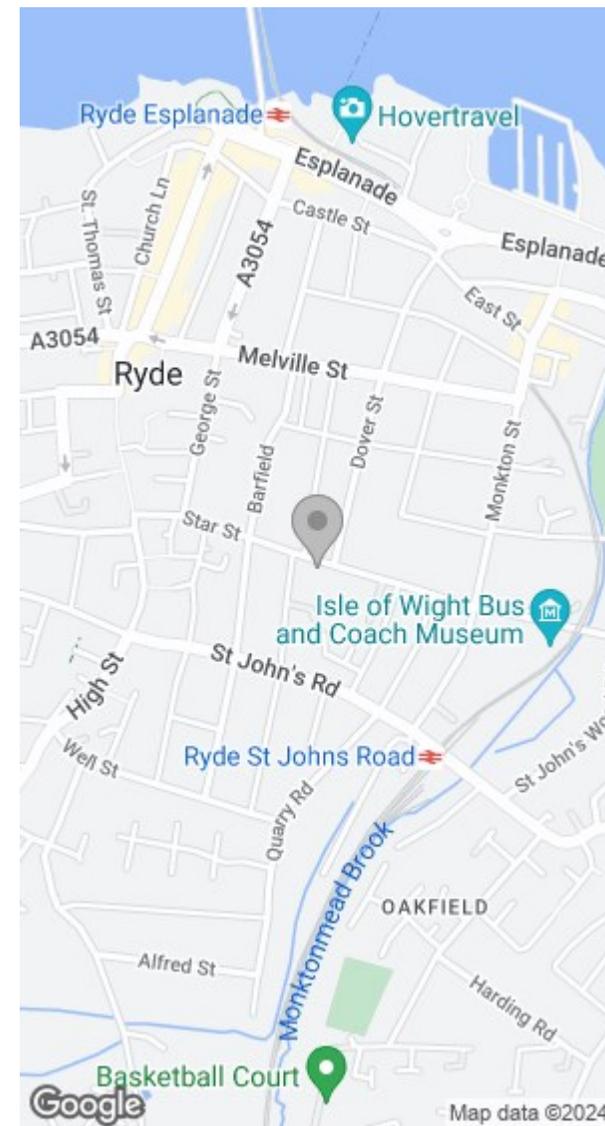
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



**TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |   |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

