



Offers Invited £85,000
SOUTH 13, ROEBECK COUNTRY PARK, RYDE, PO33 4BP



SELLING A WATERSIDE LIFESTYLE, NOT JUST A SECOND HOME!

Situated in a peaceful location on the outskirts of Ryde is this fantastic 2 bedroom DETACHED HOLIDAY HOME on the popular Roebeck Country Park. There are numerous walks to be enjoyed nearby as well as the fishing lakes whilst the main town of Ryde and mainland ferry links is only a short distance away by car. The property was built in 2019 and offers a SUPERB OPEN-PLAN and stylish living room which incorporates the dining area and fully fitted kitchen (with breakfast bar 'Island'). There are 2 DOUBLE BEDROOM wardrobes - one with walk in wardrobe and en suite shower room - plus a modern family bathroom and 'boot room'. Patio doors lead to a WRAP AROUND TERRACE with views over the Pond - with ample space to enjoy alfresco dining. Further benefits include gas central heating and a PARKING SPACE. An absolutely ideal 'lock up and leave home' that is ready to use and enjoy. All furniture to be included in the sale.

ENTRANCE/BOOT ROOM

A well designed feature as an entrance which enables you to remove your muddy boots and wet gear before entering the main area. Small seating area. Coat hooks. Integrated washer/dryer. Single sink with drainer. Cupboard housing Vaillant combination boiler. Radiator. Door to:

OPEN PLAN KITCHEN/LIVING ROOM:

23'1" x 19'1" (7.04 x 5.82)

A large and beautifully appointed bright and airy space with triple aspect double glazed windows and sliding door to the wrap around terrace. Vinyl flooring to the kitchen area and carpet to the living area. Superb direct views across the lake. Radiators x 3. Vaulted ceiling with inset speakers and down lighters. Feature fireplace and distinct zoned areas for dining and seating. The quality modern fitted kitchen is fully fitted and includes a range of 'country style' cupboards in cream with contrasting work tops incorporating inset sink unit. A useful, double, larder style cupboard and central island with breakfast bar and pendent lights over, Integral appliances to include fridge/freezer, 'Indesit' dishwasher, Belling gas hob with glass splash back, eye level Hotpoint microwave and Belling double oven and an integrated fridge freezer. Doors to:

BEDROOM 1:

9'1" x 8'1" (2.77 x 2.47)

Double bedroom with a vaulted ceiling and double glazed window to the side. Television point and radiator. Walk-in dressing room/wardrobe housing the consumer unit. Further door to en suite shower room.

EN SUITE SHOWER ROOM:

6'2" x 5'1" (1.88 x 1.55)

Ensuite shower room comprising suite of walk in shower cubicle, low level WC and wash basin with a vanity unit. Radiator. Shaver point. Window to side.

BEDROOM 2:

9'11" x 9'1" (3.04 x 2.77)

Carpeted double bedroom with a vaulted ceiling giving access to eaves storage. Double glazed window to the side. Fitted wardrobes. Television point. Radiator.

BATHROOM:

6'10" x 6'0" (2.09 x 1.85)

Modern suite comprising bath with shower over, wash basin within a vanity unit and low level WC. Vinyl flooring. Window to side. Radiator and shaver point.

PARKING:

Allocated off road parking (adjacent to the property) for one vehicle.

USEFUL INFORMATION:

Tenure/Site Fees:

Licence: Balance of 50 years from 2019

Ground maintenance/site fees for 2024 £5565 plus VAT @ the current rate of 20% per annum

Reviewed in November each year

Special requirements for Ownership: Please note that a qualifying condition to purchase a lodge on this site is subject to having a council tax registration at an alternative residence within the UK

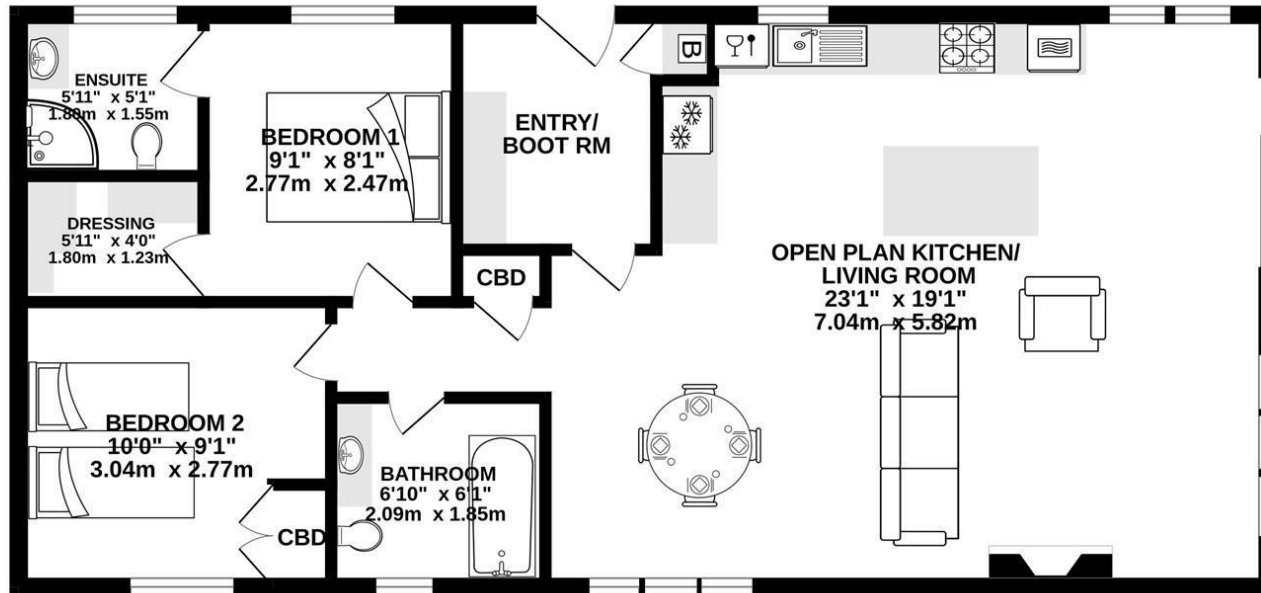
FURNISHINGS:

The Lodge is to be sold fully furnished with all furnishings and window coverings included in the sale price.

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.

GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 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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