



Guide Price £169,000  
2 DEVONSHIRE HOUSE, 1 SPENCER ROAD, RYDE, PO33 2NZ



## **MOMENTS FROM TOWN, BEACHES AND MAINLAND TRAVEL!**

Private front and side doors lead to this wonderfully spacious and bright **GROUND FLOOR** apartment set within an enviable position literally moments from the town centre, sea front and long stretch of sandy beaches, plus the Island/mainland passenger transport links. Upon entering, you will be greeted by an extensively upgraded interior that showcases a brand new kitchen and bathroom, along with fresh decor and stylish flooring throughout. The well presented accommodation also features a superbly proportioned sitting room, 2 **BEDROOMS** (a very large 'double' plus a single), and a study. As well as **GAS CENTRAL HEATING**, the property also benefits from its own **PRIVATE COURTYARD** with stone built shed and secure gated access leading out to Spencer Road. This residence is combining historical charm with modern living. Certainly this **CHAIN FREE** home is so ideal for those seeking a first, second, investment or retirement home.

### **ACCOMMODATION:**

Private entrance door to:

### **HALLWAY:**

A newly carpeted hall with leads into the Inner Hallway. Radiators x 2. Doors to:

### **SITTING ROOM:**

A superbly proportioned spacious and bright newly carpeted room with large sash windows x 2. Feature fireplace and surround. Cupboard housing meter. Radiator.

### **KITCHEN:**

Large specious newly fitted kitchen comprising excellent range of gloss white cupboard and drawer units with timber worktops. Inset sink unit. New integral appliances to include Bosch oven/grill plus, induction hob with extractor fan over. Washing machine and slimline dishwasher. Space for fridge/freezer. Radiator. Newly laid patterned vinyl flooring. Attractive tiled splashbacks. Space for table/chairs. Large obscured sash window. Door to rear lobby (leading to Bedroom 2 and Study).

### **BEDROOM 1:**

A particularly large and bright carpeted double bedroom with 2 x sash windows. Radiator.

### **BEDROOM 2:**

Single carpeted bedroom with window to side. Radiator.

### **STUDY:**

Carpeted room ideal as study. Cupboard housing Vaillant gas boiler. Radiator. Window.

### **BATHROOM:**

Quality new white suite comprising bath with shower over; wash basin; low level w.c. Tiled surrounds. Vinyl flooring. Window.

### **OUTSIDE:**

A very charming, private walled courtyard garden with raised flower bed. Brick storage shed (measuring 9'10 x 4'0). Outside light and secure gate leading to Spencer Road.

Note: Although there is no off-street parking, within approximately 50 yards, there is the St Thomas Street Council Carpark for which one could apply for a resident's permit ([www.iow.gov.uk](http://www.iow.gov.uk))

### **TENURE:**

Shared Freehold Balance of 999 years lease (982 years remaining). Devonshire House comprises 2 apartments for which there is equal 50% share of maintenance and buildings insurance. No ground rent.

### **OTHER PROPERTY FACTS:**

Conservation Area: Yes

Listed Building: Grade II Listed

Council Tax Band: B

Energy Performance Rating: D (61)

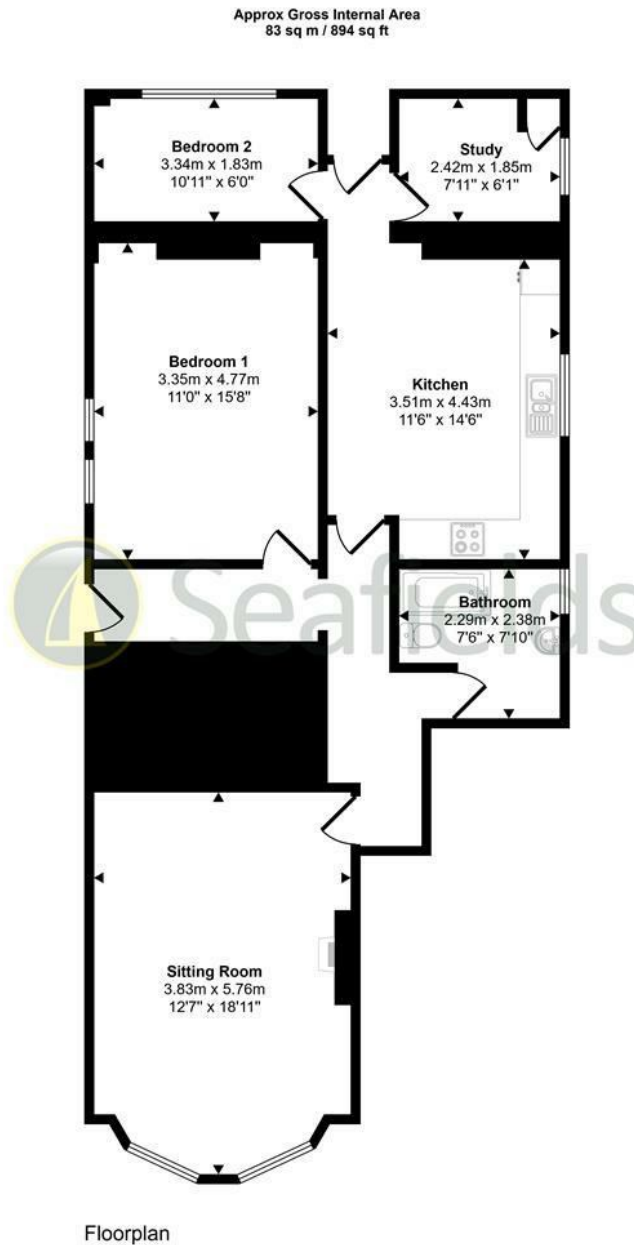
Flood Risk: Very low

Services: Mains gas, electricity and water

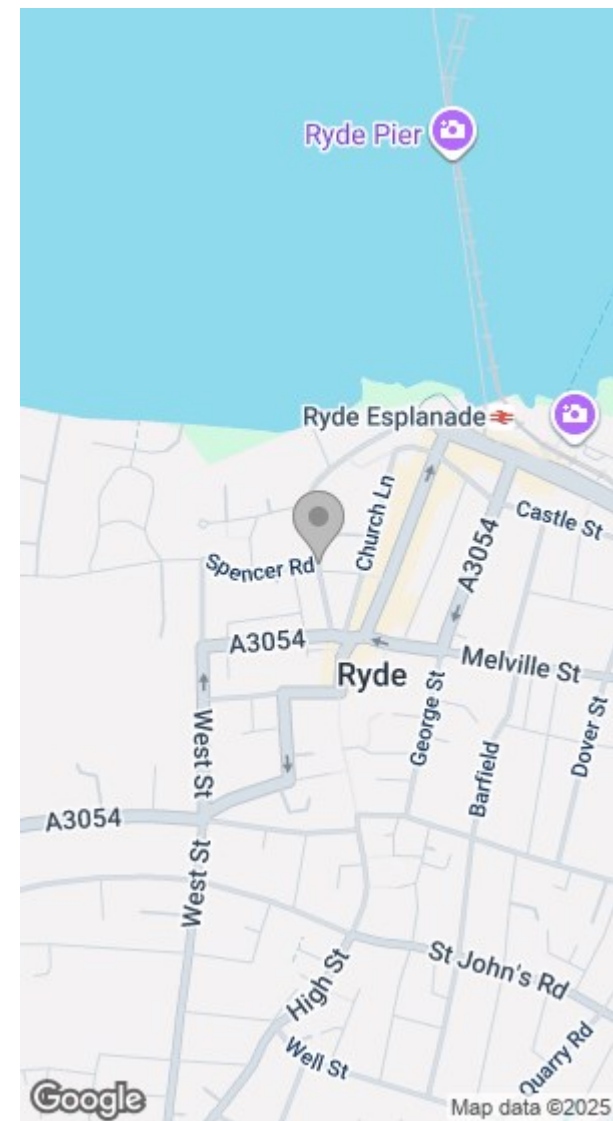
Seller's situation: Chain free

### **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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: 01983 812266

Web: [www.seafieldsproperty.co.uk](http://www.seafieldsproperty.co.uk)

Email: [info@seafieldsproperty.co.uk](mailto:info@seafieldsproperty.co.uk)

