



- 3 bedroom detached
- Garage and ORP
- Nicely presented
- Solar Panels

**138 St. Edmunds Walk, Wootton Bridge, Ryde, PO33 4JJ**

**£280,000**

A nicely presented 3 bedroom detached bungalow situated in a popular area within the village of Wootton Bridge. An elevated position allows far reaching views from the lounge over Wootton and beyond. A great purchase with versatile living space. EPC "D"

## Property Description

THE ACCOMMODATION WITH APPROXIMATE MEASUREMENTS COMPRISES

DOUBLE GLAZED DOOR TO

HALLWAY

Spacious area. Loft access. Radiator. Doors to

LOUNGE/DINER

Dining area : 8'05 x 8'

Lounge area: 16'04 x 9'01

Double glazed window to rear aspect with open views beyond. Radiator. TV point. Room for table and chairs. Doors to

KITCHEN

9' 06" x 8' 08" (2.9m x 2.64m) Fully fitted kitchen with matching wall, base and drawer units. Stainless steel sink and drainer with mixer tap.. Tiled splash back. Space for fridge/freezer. Space for free standing cooker. Fitted electric oven. Double glazed window and door to side aspect

BEDROOM

12' 03" x 9' 05" (3.73m x 2.87m) Double glazed window to rear aspect. Radiator.

BEDROOM

12' 06" x 9' 05" (3.81m x 2.87m) Double glazed window to front aspect. Radiator.

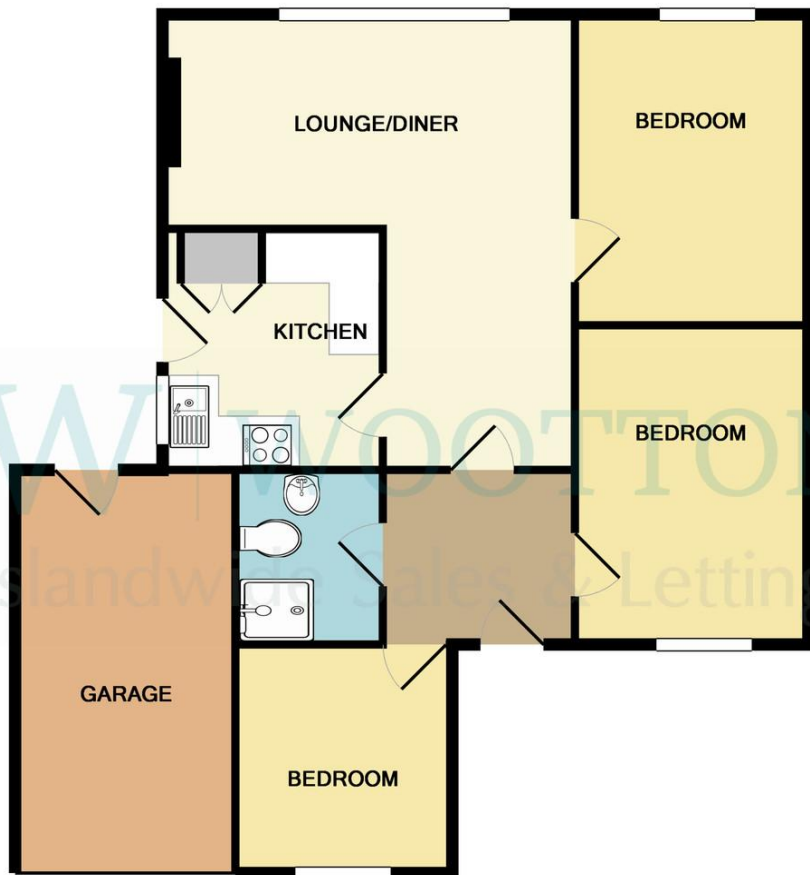
BEDROOM

9' 05" x 8' 11" (2.87m x 2.72m) Double glazed window to front aspect. Radiator.

BATHROOM

Large walk in shower. Hand basin with vanity storage. Low level WC. Tiled walls and flooring . Radiator.





TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 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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**OUTSIDE**

**REAR:**

Enclosed garden. Mature plants and shrubs. Patio area. Gate to side aspect. Raised decked arms. Outside tap.

**FRONT:**

Paved off road parking. Garage with up and over door. Space for washing machine and tumble dryer. Light and power. Wall hung boiler. Consumer unit. Electric and gas meters. Door to rear aspect.

**SOLAR PANELS:**

Leased through ANESCO and fitted in 2012.. lease expires 2038

Anesco check the panels regularly.

New owners need to notify Anesco when new owner moves in



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