

SPENCE WILLARD



21 Bouldnor Mead, Yarmouth, Isle Of Wight, PO41 0LA

*A spacious, four-bedroom bungalow having been designed to enable a straightforward roof conversion – offering a large corner plot with a southerly aspect.*

VIEWING

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21 Bouldnor Mead was built in 2020 by a builder of high repute – DN Associates Ltd (Est. 1999) and is found on the outskirts of the unique and historic harbour town of Yarmouth and is in a quiet and semi-rural location close to the sea. The detached bungalow has been designed to enable a straightforward roof conversion to allow for a further two bedrooms and a bathroom, with stunning south facing views across the surrounding farmlands and rolling hills.

The bungalow is filled with natural light, underfloor heating throughout, energy efficient lighting and double-glazed windows. The sitting room has great south facing views with doors leading out to the patio and garden. The kitchen is designed to meet all your needs of modern-day living, the well-designed Shaker style kitchen is fully equipped with an integrated AEG electric oven, gas hob, with stainless steel extractor, an AEG microwave(unused), sink with mixer taps, plumbing for a dishwasher and the sale includes a free standing Logik American fridge/freezer. Utility room with door leading to the side of the bungalow.

Bathroom and shower room have white chinaware fitted to cabinets that create an uncluttered area with storage. Thermostatic controlled shower, chrome finished taps and heated towel rails.

There is engineered oak flooring in the kitchen, dining room, hall, sitting room, and bedrooms. Tiles in the bathroom and shower room.

Outside

Well thought out low maintenance garden to the front and rear of the bungalow. There is access via a hard laid side access path and a rear terrace of high-quality natural stone paving slabs. To the front of the bungalow is off street parking leading through to an integrated garage.

Yarmouth town centre is a 15-minute walk or 3-minute car journey where you can find an excellent range of facilities including a yacht and dingy sailing club, mainland ferry links, pubs, restaurants,



shops, delicatessen, doctor/dental surgery, post office and primary school. There is access to excellent coastal and country walks from Bouldnor Mead. There is a bus stop about 100m from Bouldnor Mead.

Tenure  
Freehold

Services  
Mains water, electricity, gas and drainage serve each property.

Council Tax  
Band E.

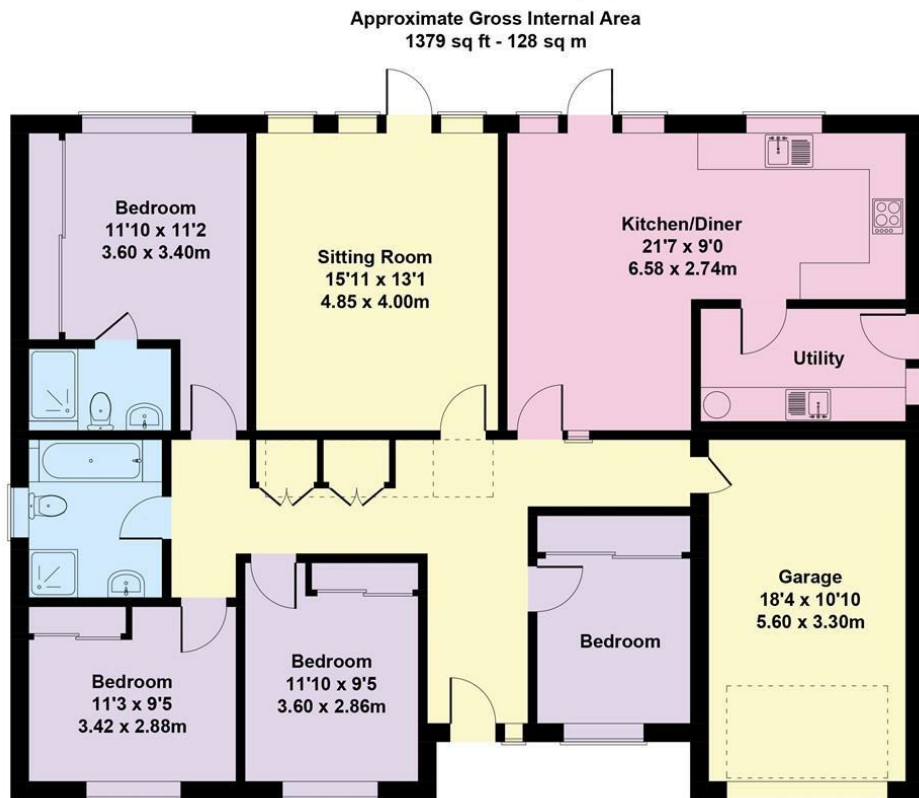
Warranty  
Premier House Builders 10-year warranty from 2020.

Energy Efficiency Rating (EPC)  
Grade B.

Service Charge  
The new Boulder Mead development is private and therefore accessed from an unadopted road. The annual service charge per property is approximately £184.27 per annum. This will cover the costs of the maintenance of items such as the following-- communal areas including the road, pump maintenance (which feeds the mains sewer) and servicing of subterranean rain water attenuation tanks.

Viewings  
Strictly by appointment with the selling agent Spence Willard.





**GROUND FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by Potterplans Ltd. 2019**



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