

SPENCE WILLARD



Whitfield P17, Yarmouth, Isle of Wight

A rare opportunity to acquire a three bedroom two storey Cottage offering fine country views.

VIEWING
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The cottage has recently been decorated and is located in an excellent location with three good sized bedrooms (one en-suite) and all being very well presented. There is a private rear terrace and deck to the front with stunning views across the open countryside to the rear. These types of cottages are unusual to come to the market and therefore this is a unique chance for those looking for a three-bedroom house located on the edge of the historic harbour town of Yarmouth. The ground floor comprises of a large open plan sitting room/kitchen/diner and there are three w/c's in the house with a family bathroom, en-suite and ground floor w/c.

Information

Lease - 125 years from 2006.

Service & Maintenance Charge - £6,567.21 per annum.

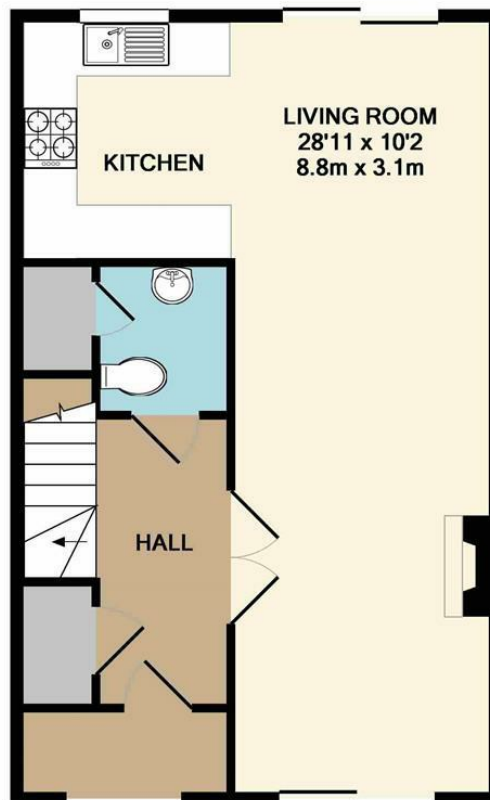
Ground Rent - £460.96 per annum.

No pets allowed

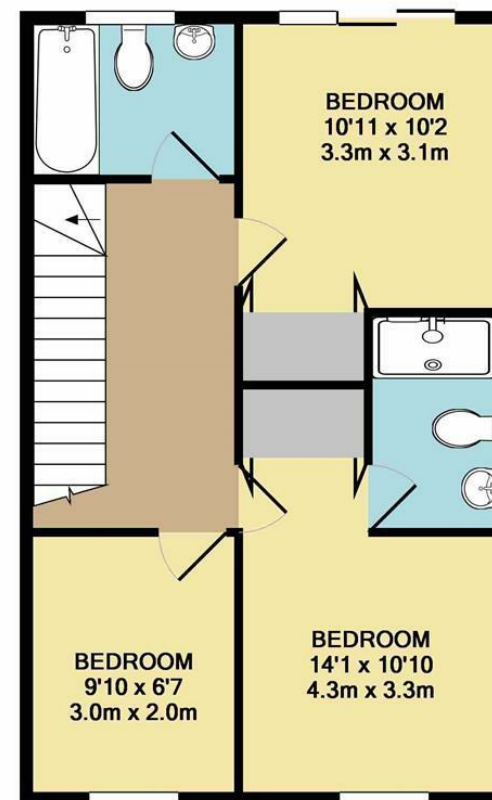
The cottage cannot be used as a main residence.

Viewings

Strictly by prior appointment with the sole selling agents, Spence Willard.



GROUND FLOOR
 APPROX. FLOOR
 AREA 512 SQ.FT.
 (47.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 511 SQ.FT.
 (47.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1022 SQ.FT. (95.0 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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