

# SPENCE WILLARD



Piedmont K1 The West Bay, Norton, Yarmouth, Isle Of Wight, PO41 0RJ

# *A stunning and substantial three-bedroom terraced holiday cottage located on the edge of the holiday cottage resort.*

VIEWING

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The property is large and has a centrally located staircase with three double bedrooms with a large open plan sitting room/diner. There is parking located close to the property. This particular type of cottage has rarely been placed on the market for sale and offers a new owner a holiday cottage of good proportions. K1 is located in an elevated position at West Bay and has close by access out onto Halletts Shute with a pavement all the way into Yarmouth.

#### **Sitting Room**

A comfortable double aspect sitting room with patio doors opening out to the front terraced area.

#### **Kitchen/Diner**

The kitchen area comprises a good selection of bespoke, fitted floor and wall mounted units and ample working surfaces with an integral oven and gas hob with extractor hood over, fridge/freezer and dishwasher. There is a light, bright dining area with large windows.

#### **Cloakroom**

WC, hand basin and heated towel rail. With tiled splash backs.

#### **First Floor**

Landing with doors off to:

#### **Bedroom 1**

A good sized double bedroom with a bathroom-en suite and built in wardrobes.

#### **Bedroom 2**

A double bedroom with built in wardrobes.

**Bedroom 3**

A double bedroom with built in wardrobes.

**Family Bathroom**

Suite comprising panelled bath with mains shower over, WC and basin set on vanity unit with cupboards under. Heated towel rail.

**Outside**

The rear garden is laid to lawn, gravel and a private decked seating area.

**EPC Rating**

C.

**Services**

All main services are connected to the property.

**Tenure**

Lease - 125 years from 2006.

Service & Maintenance Charge - £ 5,300 per annum.

Ground Rent - £460.96 per annum.

No pets allowed

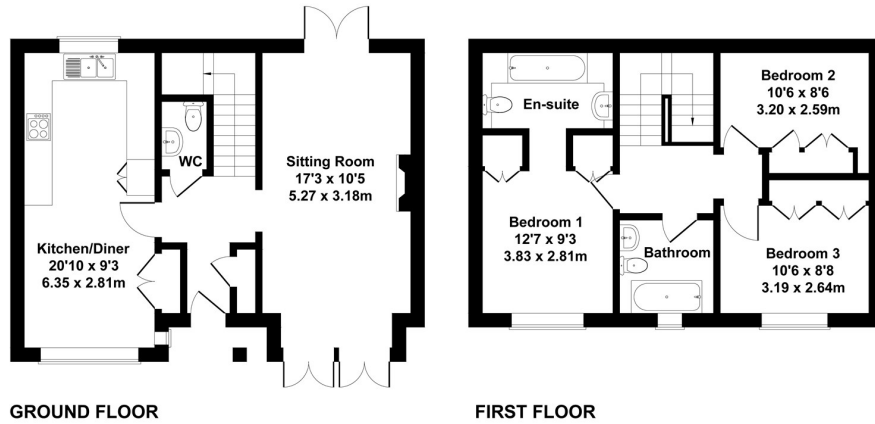
**Viewings**

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



## Piedmont K1

Approximate Gross Internal Area  
1044 sq ft - 97 sq m



GROUND FLOOR

FIRST 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.  
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