

# SPENCE WILLARD



Vermont J8 Halletts Shute, The West Bay, Yarmouth, PO41 0RJ



# *A well-presented 2 bedroom mid-terrace holiday residence situated within the stylish and popular West Bay on the outskirts of Yarmouth.*

VIEWING  
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The property is pleasantly tucked away in a quieter part of the complex and offers light and airy accommodation, including gas central heating, double glazing and well-appointed kitchen and bathroom. The property has been well maintained, and is sold fully furnished. This property is for holiday let purposes only.

Front door into:

### **Hallway**

Stairs to first floor and door to:

### **Sitting Room**

A comfortable sitting room with sliding patio doors opening out to the front patio area, built-in display shelving, useful built-in storage cupboard and opening through to:

### **Kitchen/Diner**

The kitchen area comprises a good selection of sleek, white fitted floor and wall mounted units and ample working surfaces. With inset 1½ bowl stainless steel sink, integral oven and gas hob with extractor hood over.

Light, bright dining area with double doors opening out to the rear decked seating area.

### **First Floor**

Landing with doors off to:

### **Bedroom 1**

A good sized double bedroom with built-in cupboard with shelving and hanging space, window to front and two Velux windows.



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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### **Bedroom 2**

Twin room with built-in storage cupboard and Velux window.

### **Bathroom**

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

### **Outside**

To the front of the property there is a decked seating area with table and chairs and to the rear is a further private decked seating area which backs onto neighbouring farmland.

### **EPC**

To follow.

### **Services**

All main services are connected to the property.

### **Tenure**

Leasehold - 125 from March 2006.

Service Charge - £5,167 per annum

Ground Rent - £365.40 per annum

No pets allowed.

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