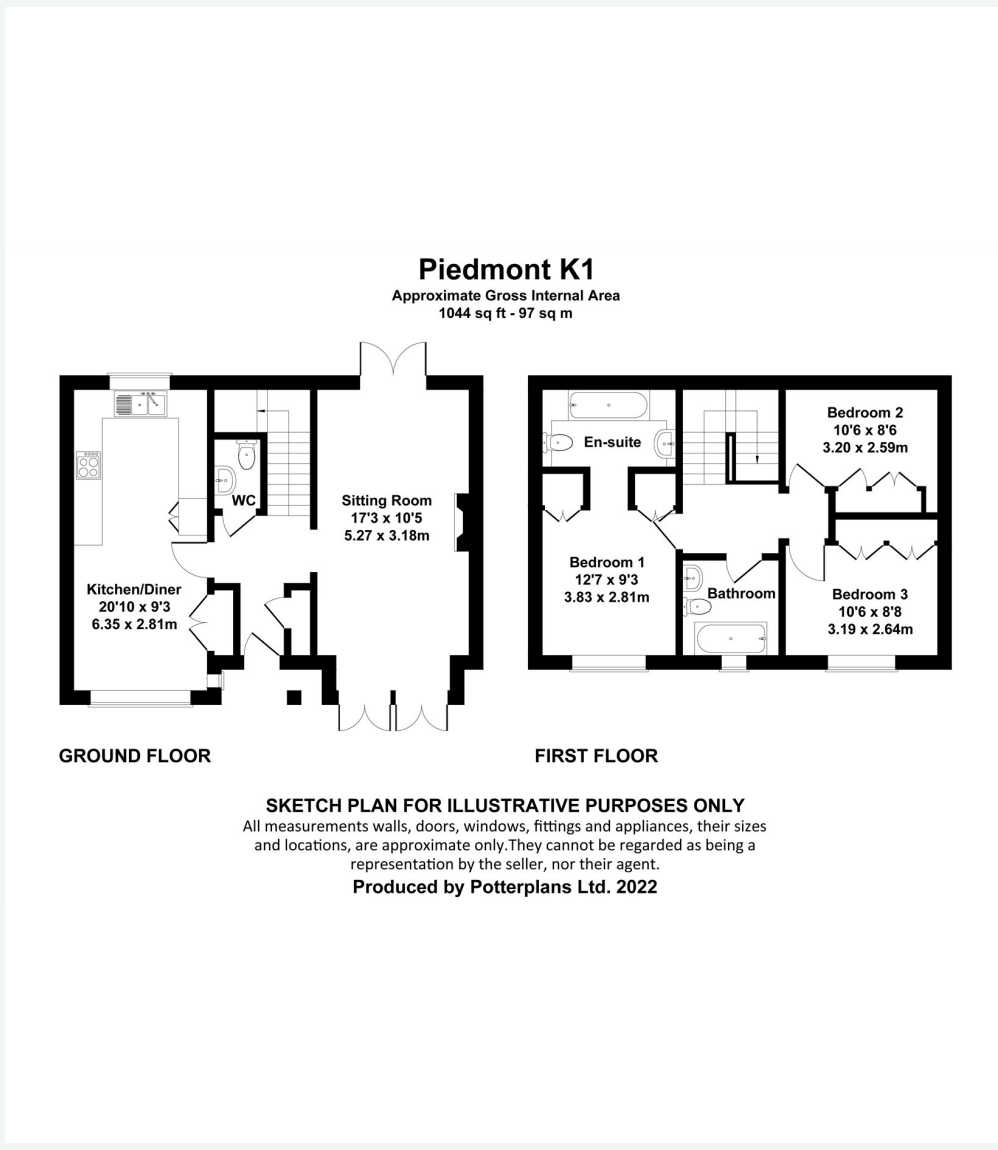
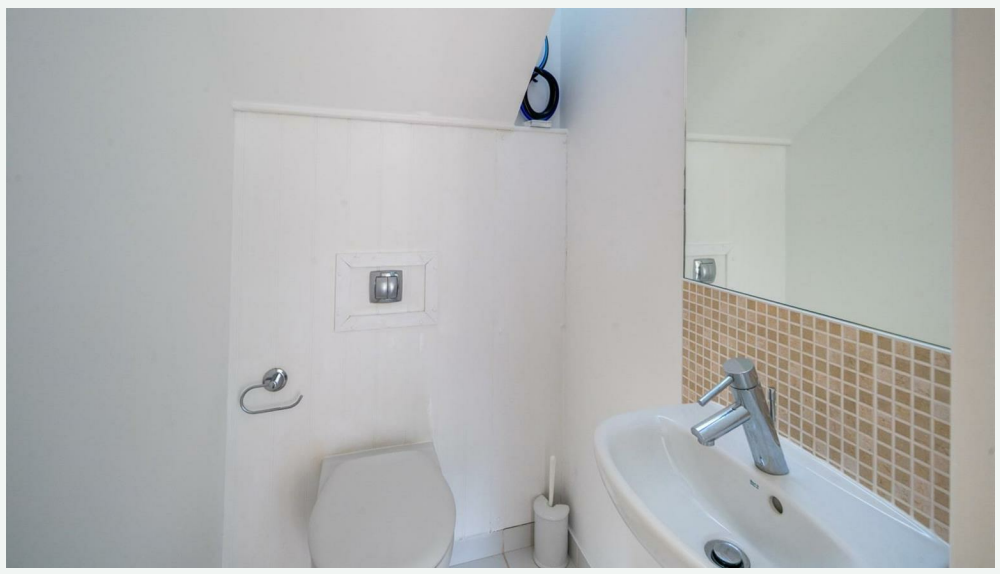
Piedmont K1, The West Bay, Norton, Yarmouth, Isle Of Wight, PO41 0RJ

SPENCE WILLARD





SPENCEWILLARD.CO.UK

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc.: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

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

VIEWING
YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK

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 - £365.40 per annum.

No pets allowed

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