

# SPENCE WILLARD



F6 Maltings, The West Bay, Yarmouth, Isle of Wight

*A very well presented two bedroom holiday cottage with fine southerly views, with parking in front of the property and a front and rear garden.*

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

F6 Maltings is located in a great position at the West Bay and offers lovely south facing views. There are two bedrooms, a front terrace and a rear enclosed garden. Both aspects from the house overlook green open spaces.

The property also benefits from a dishwasher, a Mira shower and new kitchen unit and sink. The contents will be included within the sale and there is parking directly in front of the cottage.

**Tenure**  
Lease - 125 years from 2006.

Service & Maintenance Charge - £5,632.09 per annum.

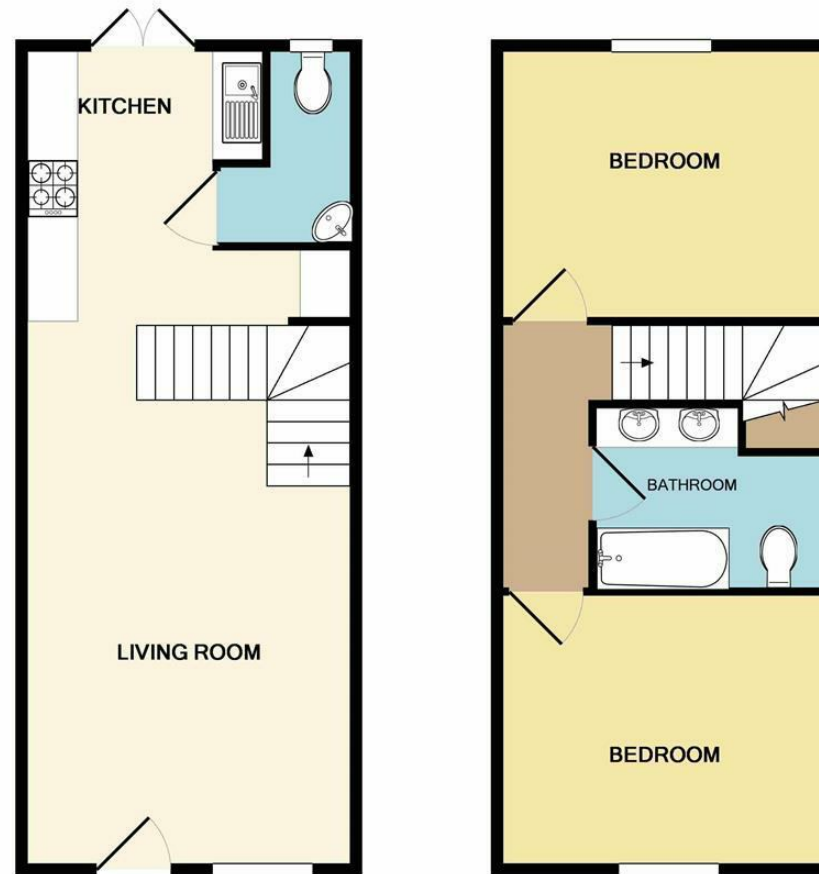
Ground Rent - £460.96 per annum.

No pets allowed

**EPC Rating**  
Rating C.

**Postcode**  
PO41 0RJ

**Viewings**  
Viewing is strictly by appointment with the selling agents, Spence Willard.



GROUND FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 862 SQ.FT. (80.0 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  
Made with Metropix ©2018

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.