

SPENCE WILLARD



Vermont J27 The West Bay, Norton, Yarmouth, Isle of Wight, PO41 0RJ

A wonderful opportunity to acquire a two bedroom holiday home within the stylish West Bay.

VIEWING
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Well appointed, spacious two bedroom holiday home is located in a well landscaped holiday park and over looks the communal gardens. This particular row of holiday homes have been constructed with a south facing grass sedum roof. The house comprises of an open plan living/dining area with a fully equipped kitchen with access to the south facing decked area at the back of the property. Downstairs WC and wash hand basin.

Upstairs there are two good sized, naturally bright bedrooms with Velux windows and built in cupboards. A family bathroom with shower over, WC, wash hand basin and heated towel rail. Velux window.

Services: All main services are connected to the property.

EPC Rating: C.

Leasehold Information:

The property is to be used for holiday lets only.

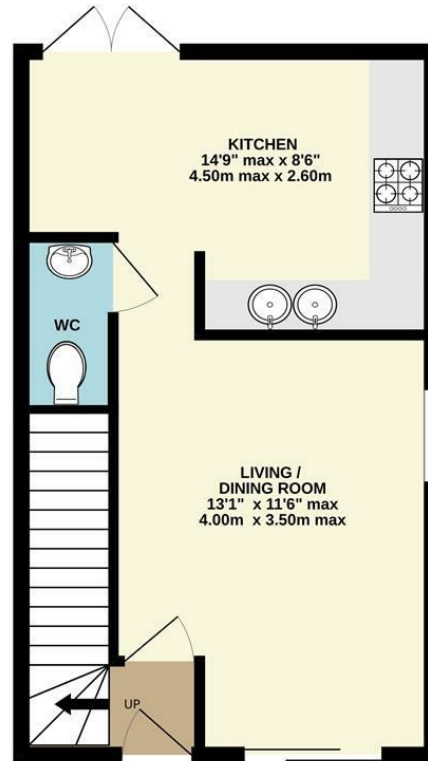
Leasehold - 125 years from 2006

Service Charge - £5,000 per annum

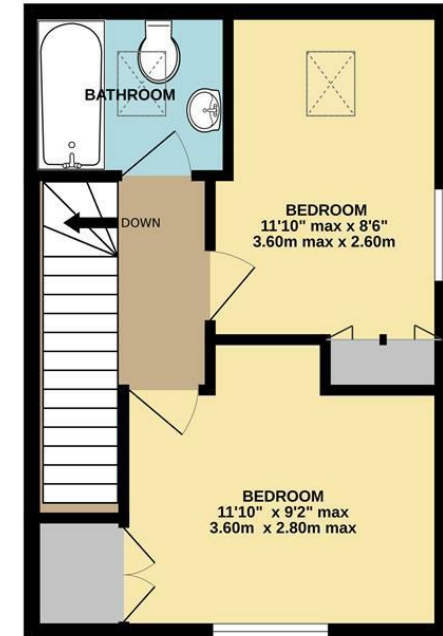
Ground Rent - £365.40

No pets allowed.

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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