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SPENCE WILLARD



14 The Vineyard Port La Salle, Yarmouth, Isle Of Wight, PO41 0XE

A well-presented end of-terrace two-bedroom bungalow with probably the best sea views of the row – with benefit of a porch. Available exclusively to the over 55’s.

VIEWING
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14 The Vineyard is set within a highly desirable retirement complex close to the popular and historic harbour town of Yarmouth, with its mainland ferry links. The property has a wonderful aspect with fine sea views and offers the new owner potential to improve further this already lovely property. It is located in a wonderful position at the end of the terrace and alongside the stunning communal pond and terraced gardens.

The Vineyard boasts delightful communal Mediterranean style terraced gardens and common room and a guest suite. The property itself benefits from double glazing throughout, and gas central heating, a private courtyard garden and garage en bloc along with additional visitor parking. This part of Port La Salle is exclusively available to the over 55's.

The Vineyard is situated within the Port La Salle complex, just minutes away by car from the centre of Yarmouth with its excellent sailing facilities, good selection of shops, pubs and restaurants and frequent ferry service to Lymington.

The house is about a 15-minute walk from the town and there is a regular FYT Bus Service that collects from within a stone's throw from this property, connecting it to other parts of the West Wight.

Port La Salle benefits from being next to the Islands Coastal Footpath, with 70+ miles of fabulous walking to be enjoyed. Directly to the East of the development the coastal footpath leads through a stunning area of ancient woodland that allows access to a wonderful shore with beaches. The National Trust managed Newtown Creek (the Island's only National Nature Reserve (NNR)) is a few miles to the East and is a wonderful walk from this house. Much of the surrounding countryside is designated as an Area of Outstanding Natural Beauty (AONB).

Entrance Porch
(purpose build addition by the current vendor) with store cupboard and cupboard housing combination boiler.

Entrance Hall
With loft access, cloaks/storage cupboard and shelved airing cupboard.

Lounge/Diner
A good-sized light and airy room with double glazed doors with fabulous views out to the Solent and opening onto the private paved terrace. The comfortable lounge area narrows to a dining area at one end with ample room for table and chairs

Kitchen
Fitted with a good range of wall and base units and drawer. Alcove space for fridge freezer (included in the sale if required)

Bedroom 1
South facing master bedroom with windows to the front.

Bedroom 2
Single room that can also be used as a 'dressing room'.

Shower Room
East facing with window. Bath, w/c and wash hand basin.

Outside
The property boasts its own enclosed, paved terrace garden with some of the best sea views on this section of the development. Residents also have use of the communal gardens, communal apartment - all within The Vineyard complex.

Garage En Bloc
With additional parking for visitors.

Tenure
14 The Vineyard is Leasehold, and it is understood that all residents own a share in the company that owns the freehold - The Vineyard Plc. The Service Charge is just over £150 per month and covers the cost of building insurance, all external maintenance of the property including window cleaning, upkeep of the communal gardens and use of the laundry room, common room and guest suite.

Services
All main services are connected to the property.

EPC Rating
C.

COUNCIL TAX
Band C - Currently £1863.04 Per Annum (2022 Charge)

Viewings
All viewings will be strictly by prior arrangement with the selling agent, Spence Willard.

