

SPENCE WILLARD



Vermont J3, Yarmouth, Isle of Wight

A well-presented 2 bedroom terraced holiday residence situated within the stylish and popular West Bay on the outskirts of Yarmouth. Sold fully furnished and equipped.

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

ENTRANCE HALL
With double glazed entrance door and stairs off to the first floor.

SITTING ROOM
Double glazed full height window to the side and double-glazed sliding doors to the front leading to a patio terrace. Laminate flooring, inset spot lighting, double radiator and feature box shelving partially open to the kitchen/diner. A concealed access to under stairs storage cupboard housing the electric fuse box. Walk way through to the kitchen/diner with concealed doors to:

CLOAKROOM
With white suite comprising a low-level gas WC with concealed cistern and tiled display recess over. Wash hand basin with large, mirrored splash back over and wall lights. Extractor fan, laminate flooring and a chrome ladder towel/radiator.

KITCHEN/DINER
Well, fitted with a range of wall and base units and display cupboards with fitted roll top work surfaces incorporating a feature 1pc sink/drain. Built in stainless steel electric oven and gas hob with a stainless-steel chimney cooker hood over. Built in fridge/freezer. Part tiled walls, laminate flooring, concealed under cabinet lighting and cupboard concealing the gas boiler for the central heating and hot water. Double glazed French doors to the rear patio terrace.

FIRST FLOOR LANDING
With doors off to the bedrooms and bathroom.

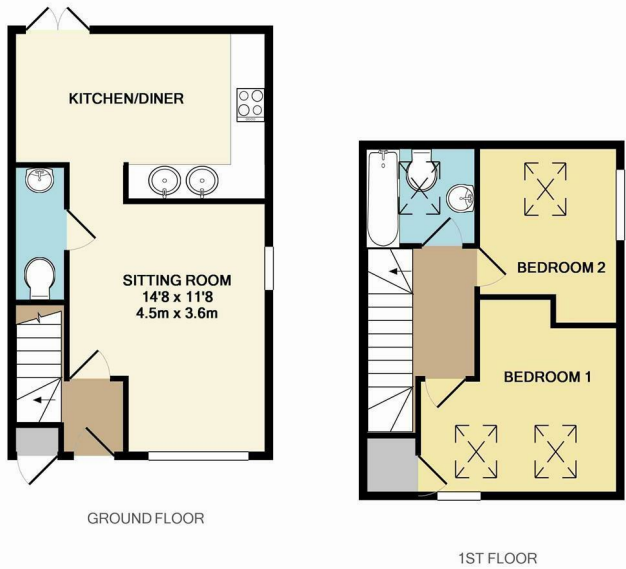
BEDROOM 1
Double glazed window and two Velux roof lights to the front. Built in deep recessed wardrobe cupboard with shelving and hanging space. Radiator, TV and telephone points, inset spot lighting and a useful recess. Door leading to the Juliet balcony.

BEDROOM 2
Double glazed window to the side and a double glazed Velux roof light to the rear. Built in recessed wardrobe cupboard with hanging space, radiator TV and telephone points, access to the loft space, wall light and inset spot lighting.

BATHROOM
A stylish bathroom with white suite comprising low level WC with concealed cistern, panelled bath with a wall mounted mixer tap and shower attachment with tiled surround and screen to the side. Feature vanity unit with freestanding round bowl wash basin and separate pillar mixer tap with splash back with wall lights and shaver point adjacent. Extractor fan, inset spot lighting, chrome ladder towel/radiator and double-glazed Velux roof light to the rear.

OUTSIDE
The property is approached via a paved footpath leading to the front entrance with an open veranda with outside light. There is a pleasant terrace area for sitting outside which is laid to timber decking.

To the rear of the property is a patio terrace laid to timber decking and an outside light. Access to a pleasant area of landscaped communal



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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lawns.

SERVICES
All main services are connected to the property.

TENURE
Leasehold - 125 years from 2006.

Service Charge - £4,846 per annum

Ground Rent - £460.96 per annum

EPC RATING TBC

POSTCODE PO41 0RJ

VIEWINGS
Strictly by appointment with the sole selling agent, Spence Willard.

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