

# SPENCE WILLARD



Westward, Yarmouth, Isle of Wight



*A recently modernised three-bedroom detached house with fine views, located in a sought after position and a short walk from the centre of Yarmouth.*

VIEWING

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Westward has been the subject of a major refurbishment over the past 24 months and now presents itself in excellent order. The property sits perfectly within its own, enclosed plot with plenty of space to the southern elevation to extent (subject to obtaining any necessary consents). Located close to the northern end of the Thorley Road, the property is around a 10-minute walk into Yarmouth and also benefits from being close to the River Yar Footpath/Cycleway. There is ample parking to the front of the property and a stunning rear garden, which is mainly laid to lawn. A newly installed rear terrace is located off the kitchen/diner which leads out onto the good-sized garden.

The house is decorated with neutral colour tones and is a 'turn-key' opportunity for a new owner to enjoy the house straight away. There is a wonderful double aspect sitting room with recently installed wood burner and a large ground floor study/bedroom with a west facing outlook. An impressive and well-equipped kitchen is at the rear of the house which runs the full width of the house with a fabulous dining area which overlooks the garden. There is a ground floor WC with wash hand basin and shower. There is plenty of built in storage under the stairs and an attractive hallway.

On the first floor there are two good-sized double bedrooms offering wonderful aspects and integral storage. There is a super family bathroom on the first floor which benefits from a bath/shower, WC and wash hand basin – all with high quality fittings.

Outside, the house has off street car parking to the front with access to the garden on both sides of the house. There is currently space to park approximately 4 cars, although this could be enlarged if required by a new owner.

Services All mains services are connected to the property.



Tenure Freehold

Council Tax Band D

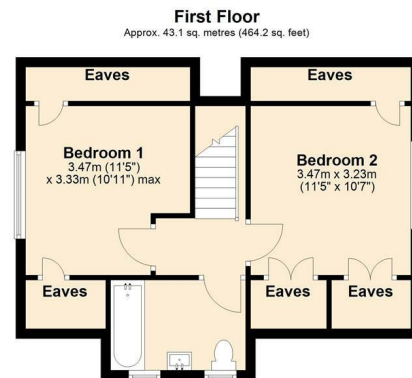
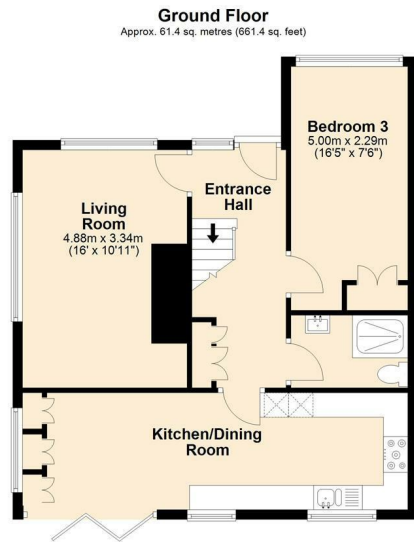
EPC Rating D

Postcode PO41 0SH.

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



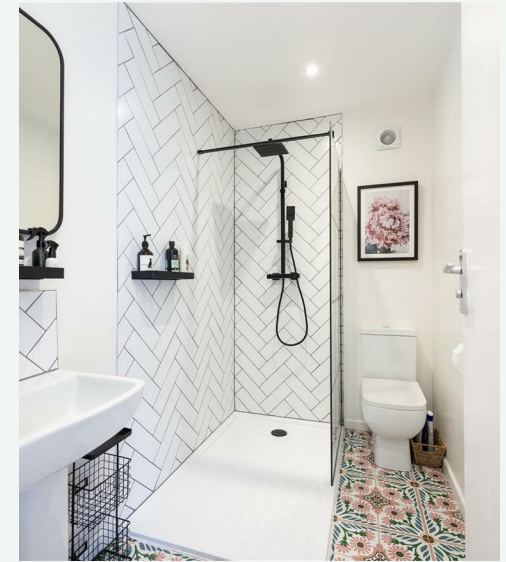




Total area: approx. 104.6 sq. metres (1125.6 sq. feet)

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**Westward, Thorley Road, Yarmouth, PO41 0SH**



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