

SPENCE WILLARD



32 The Vineyard, Yarmouth, Isle of Wight

A modern, well presented 2 bedroom first floor end of terrace apartment situated on a select development for the over 55s, about a mile from the historic harbour town of Yarmouth, with its shops, harbour and mainland ferry service.

VIEWING

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A good sized two bedroom first floor apartment benefitting from sea views to the rear and far reaching views of Tennyson Downs to the front.

Port La Salle is an exclusive development on the outskirts of Yarmouth where all residents must be over the age of 55.

With a private front door opening into small entrance hall with stairs to the first floor landing with built-in cupboard and doors off to;

Living/Dining Room; good sized room with French doors at one end opening onto a private balcony with a pleasant outstanding outlook over the development and The Solent. Arched opening into;

Kitchen; with a range of built-in units and integrated oven with hob over. Washing machine and fridge freezer.

Bedroom One; Double bedroom with bay window with distant views of Tennyson Downs from Brighstone to The Monument and towards the Needles. With walk-in cupboard.

Bedroom Two; smaller double bedroom, ideal for use as a home office or for guests.

Bathroom; with suite comprising bath (with shower tap attachment), WC & pedestal basin.

With garage en bloc and communal parking area and well maintained grounds.

Tenure

The property is Leasehold for 125 years from 2004. The Freehold is owned by Port Vineyard (Isle of Wight) Ltd. Each of the 13 Lessees in the development has a share in the company. A Managing Agent is appointed to deal with the maintenance of the common parts. Maintenance Charge is £1,631.15 per annum and this includes external decoration, insurance and grounds.

EPC Rating - C

Council Tax - Band B.

Services - All main services are connected.

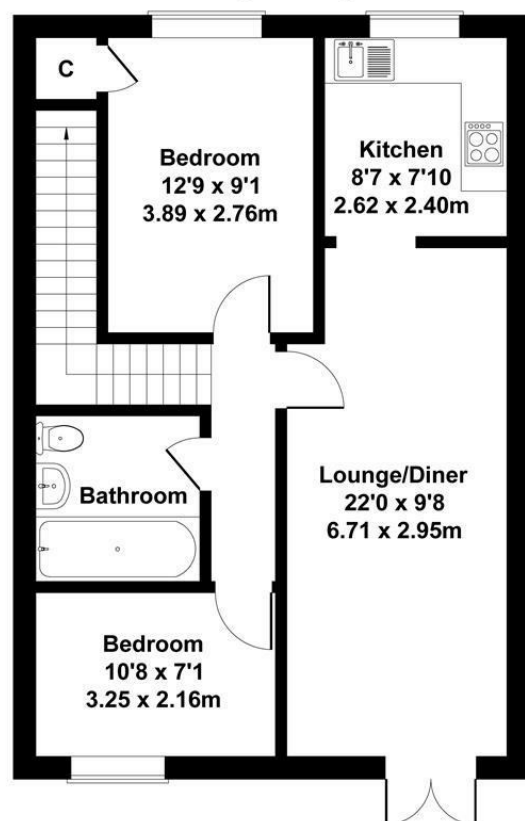
Postcode PO41 0XE

Viewings Strictly by prior appointment only with the sole selling agents, Spence Willard.



32 The Vineyard

Approximate Gross Internal Area
635 sq ft - 59 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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