

SPENCE WILLARD



11 The Vineyard, Yarmouth, Isle of Wight

A modern, easy to maintain end of terrace bungalow set within a desirable retirement complex close to the popular harbour town of Yarmouth.

VIEWING

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Number 11 benefits from glimpses across the Solent and New Forest shoreline beyond. This development is exclusively available to the over 55's with the communal areas being maintained to a high standard. Being at the end of the terrace this property enjoys two west-facing windows allowing masses of afternoon/evening sun. The Vineyard boasts delightful communal Mediterranean style terraced gardens, laundry and common rooms and a guest suite. The property itself benefits from double glazing throughout, gas central heating, a private courtyard garden, garage en-bloc along with ample additional visitor parking. The property would benefit from an element of modernising by a new owner. It occupies one of the best locations on the development with genuinely great views towards The Solent.

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 regular FYT bus services this complex.

Entrance Porch

With store cupboard and cupboard housing combination boiler.

Entrance Hall

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

Lounge

Good-sized light and airy room with a series of double-glazed doors making a 'glass wall' effect opening onto the large private paved terrace. The comfortable lounge area narrows to a dining area at one end with ample room for a dining table and chairs. With radiators, TV aerial point leading through to the KITCHEN/DINER that is fitted with a good range of base and wall units and drawers, sink and east facing window.

Bedroom 1

South facing master bedroom with windows to the front, built-in storage cupboards, radiator.

Bedroom 2

Single room double glazed window to the side and radiator.

Shower room

Well fitted suite comprising WC, wash hand basin and shower. Ceiling Velux roof light.

Outside

The property boasts its own enclosed, paved terrace garden with attractive views and an outside tap. Residents also have use of the communal gardens within The Vineyard complex.

GARAGE EN BLOC

TENURE

11 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 lease is for 150 years from 1985. The Service Charge is about £1,740 per annum 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. Cats and dogs are permitted.

Services All main services are connected to the property.

EPC Rating C

Council Tax Band C

Postcode PO41 0XE

Viewings All viewings will be strictly by prior arrangement with Spence Willard.



