SPENCE WILLARD

Piedmont K1 The West Bay, Norton, Yarmouth, Isle Of Wight, PO41 0RJ

A stunning and substantial three-bedroom terraced holiday cottage located on the edge of the holiday cottage resort.

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

The property is large and has a centrally located staircase with three double bedrooms with a large open plan sitting room/diner. There is parking located close to the property. This particular type of cottage has rarely been placed on the market for sale and offers a new owner a holiday cottage of good proportions. K1 is located in an elevated position at West Bay and has close by access out onto Halletts Shute with a pavement all the way into Yarmouth.

Sitting Room
A comfortable double aspect sitting room with patio doors opening out to the front terraced area.

Kitchen/Diner
The kitchen area comprises a good selection of bespoke, fitted floor and wall mounted units and ample working surfaces with an integral oven and gas hob with extractor hood over, fridge/freezer and dishwasher. There is a light, bright dining area with large windows.

Cloakroom
WC, hand basin and heated towel rail. With tiled splash backs.

First Floor
Landing with doors off to:

Bedroom 1
A good sized double bedroom with a bathroom-en suite and built in wardrobes.

Bedroom 2
A double bedroom with built in wardrobes.

Bedroom 3
A double bedroom with built in wardrobes.

Family Bathroom
Suite comprising panelled bath with mains shower over, WC and basin set on vanity unit with cupboards under. Heated towel rail.

Outside
The rear garden is laid to lawn, gravel and a private decked seating area.

EPC Rating
C.

Services
All main services are connected to the property.

Tenure
Lease - 125 years from 2006.

Service & Maintenance Charge - £ 5,300 per annum.

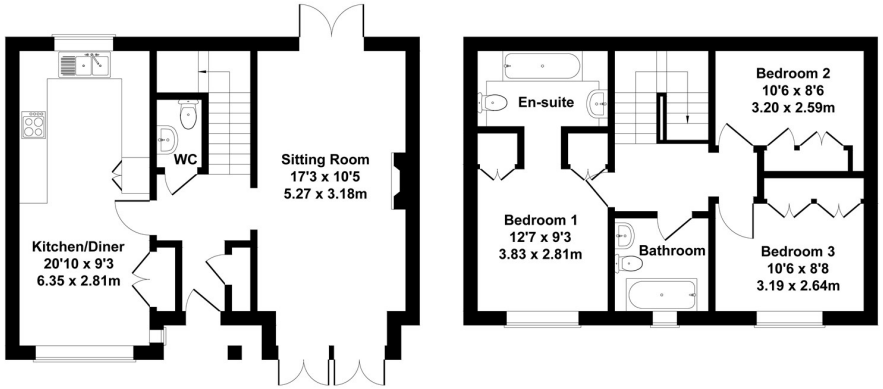
Ground Rent - £365.40 per annum.

No pets allowed

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

Piedmont K1

Approximate Gross Internal Area
1044 sq ft - 97 sq m



GROUND FLOOR FIRST FLOOR

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.

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