

A spacious three bedroom holiday cottage, fully furnished, on an exclusive holiday park development on the outskirts of the popular and historic harbour town of Yarmouth.

VIEWING

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



The house is well presented and offers bright and airy accommodation. There is an open plan kitchen/diner, two double bedrooms (one en-suite) and one single bedroom and a family bathroom. Features include gas central heating, double glazing, an outside decking area to the front and back. Private garden to the back. Access to well maintained communal grounds and gardens. Sale to include all contents.

Within a mile is the harbour town of Yarmouth with its excellent sailing facilities, range of pubs and restaurants and mainland ferry terminal.

HALLWAY

With a built-in storage cupboard. Double doors to lounge/diner. Stairs leading to the first floor.

CLOAKROOM

With WC and wash hand basin.

LOUNGE/DINER

A bright living and dining area with double sliding doors leading to the front and to the back overlooking the decking areas.

KITCHEN

Well equipped kitchen, with a range of floor and wall units. Gas hob and oven with extractor over.

FIRST FLOOR

BEDROOM 1

Double bedroom with built in double wardrobe and en-suite shower.

BEDROOM 2

Double bedroom with double built-in cupboard, sliding door and Juliette balcony. Views over the back enclosed private garden.

BEDROOM 3

Single bedroom with built-in cupboard.

FAMILY BATHROOM

Bath with shower over, heated towel rail, WC and wash hand basin.

TENURE

125 years lease from March 2006

Service Charge - £5,200 p.a.

Ground Rent - £365.40

No pets allowed.

SERVICES

All main services are connected to the property.

EPC

TBC.

VIEWINGS

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

