

SPENCE WILLARD



17 The Mount, Yarmouth, Isle Of Wight, PO41 0RB



# An excellent opportunity to purchase a three-bedroom house with an impressive southerly outlook over Rofford Marsh nature reserve within an Area of Outstanding Natural Beauty- giving access to easy walking.

VIEWING

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The properties at The Mount have been architecturally designed to take full advantage of their southerly position with views and natural sunlight. 17 is available to the market for the first time in decades and now offers a new owner the opportunity to substantially modernise the property to their personal taste and specification.

Built around 1976, the house consists of an open-plan living area downstairs, leading out to an elevated decked area and the pretty rear garden. Three good-sized bedrooms upstairs with the principal bedroom benefitting from an en-suite bathroom, which appears to be unique to this property. Gas central heating system and fabulous large windows to make the most of the views and solar gain.

Yarmouth is a popular harbour town on the Island's northwest coast and offers excellent sailing facilities and a good range of local shops, pubs, and restaurants. There is a frequent car ferry service to the mainland, with good onward connections to the rest of the country via road or rail.

Entrance Porch (new external stairs leading to the front door)

Entrance Hall leading to:

CLOAKROOM WC and wash hand basin.

**KITCHEN** A good-sized space, which would now require modernisation. Neighbouring properties have created an opening between the kitchen and the dining area. Window overlooking the front garden.

**LOUNGE/DINER** Flooded with natural light from the large windows to the rear, this sunny room provides the perfect place to sit and enjoy views over the rear garden and Rofford Marsh beyond. Doors leading to the rear raised deck.

**FIRST FLOOR** Landing with shelved airing cupboard.

**BEDROOM 1** With glorious southerly views out over Rofford Marsh and the surrounding countryside. With an en-suite bathroom with wash hand basin and WC.

**BEDROOM 2** Generous sized bedroom with two large windows to the rear, flooding the room with light.

**BEDROOM 3** South facing bedroom with superb views across Rofford Marsh and the surrounding countryside.

**BATHROOM** Spacious family bathroom with WC, bath, wash hand basin and separate shower.

**OUTSIDE** From the pavement, 17 The Mount is approached via steps leading down to the Entrance Porch. The front garden is laid to lawn and enclosed by small shrubs. Adjacent to the property there is a **GARAGE EN BLOC** with up and over door, and access to a water supply.

To the rear the pretty, south facing garden is laid to lawn and enclosed by hedging and fencing. With gated access to a footpath leading round to the front of the property. To the immediate rear of the house is an elevated decked terrace giving the perfect place to sit and enjoy the uninterrupted views of the surrounding area. External door leading through to utility/tool room.

As the owner of a property at The Mount, it is understood that along with some other owners you own a share of Rofford Marsh, the protected area to the rear of the property.

**TENURE:** Freehold

**POSTCODE:** PO41 0RB

**SERVICES:** All mains' services are connected. Gas central heating.

**EPC RATING:** D

**VIEWINGS:** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard. The Square, Yarmouth, Isle of Wight, PO41 0NP

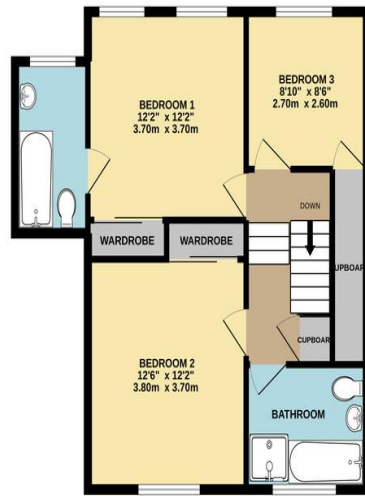




GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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