

SPENCE WILLARD



1 Field Place, Yarmouth, Isle of Wight

Situated in the heart of Yarmouth, is this pretty end of terrace 2 bedroom cottage. Ideal for a lock-up and leave.

VIEWING

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Field Place is situated in the heart of Yarmouth and is perfectly positioned for those wishing to take advantage of the excellent sailing facilities, good range of local shops and restaurants and frequent ferry service to the mainland. The picturesque Yar Estuary is also just a stones throw away and offers many different walks through open countryside and areas of outstanding natural beauty.

ENTRANCE PORCH

Glazed door to:

LOUNGE/DINING ROOM

20'4" x 10'8"

Light, open-plan room with double glazed window to front with secondary glazing, fireplace with marble hearth and wood burning stove, radiator and inset spot lights. The dining area is comfortably spacious and leads into the kitchen.

KITCHEN

Well fitted galley style kitchen with wall and base units and drawers, integrated fridge, slimline dishwasher, electric oven, and hob with extractor hood over. Inset single bowl sink with drainer, working surfaces and tiled splash backs. Radiator, inset spot lights, tiled flooring, skylight and window to rear. Glazed door to rear courtyard. Alcove utility area with space and plumbing for washing machine with work surface over.

BATHROOM

Suite comprising bath with mains power shower over and tiled surround, hand basin and WC. Skylight, radiator, heated towel rail, inset spot lighting and tiled floor.

LANDING

with doors off to:

BEDROOM 1

10'9" x 10'7"

A light and sunny double room, with radiator and built-in cupboard. Double glazed window with secondary glazing to the front and window to the side with glimpses of the nearby Estuary. Stairs leading to the loft room.

BEDROOM 2

9'2" x 5'8"

Single room with double glazed window to rear. Radiator.

WC

Suite comprising hand basin and WC. Radiator, tiled flooring and alcove housing boiler.

LOFT ROOM

11'11" x 9'5"

Currently used as a third bedroom. Eaves storage area. Two Velux windows.

OUTSIDE

The rear courtyard garden is enclosed by walling, and is paved and lawned, with borders planted with established shrubs. There is a timber shed, and gated access to rear alley way, leading out to the main road. Permit parking only.

SERVICES

All main services are connect to the property.

COUNCIL TAX

Band B.

EPC RATING

D.

POSTCODE

PO41 0QL

VIEWINGS

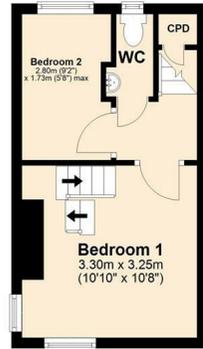
All viewings will be strictly by prior arrangement with Spence Willard.



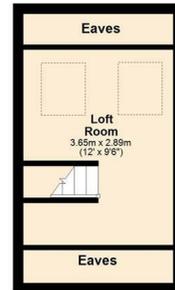
Ground Floor
Approx. 30.0 sq. metres (322.8 sq. feet)



First Floor
Approx. 20.5 sq. metres (221.1 sq. feet)



Second Floor
Approx. 14.6 sq. metres (157.4 sq. feet)



Total area: approx. 65.1 sq. metres (701.2 sq. feet)

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1 Field Place, Tennyson Road, Yarmouth



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