

SPENCE WILLARD



14 The Glen, Yarmouth, Isle Of Wight

A spacious end of terrace house and garage with sea views, pleasantly tucked away in a quiet, small cul-de-sac in the heart of this historic harbour town, just a few yards from the sea.

VIEWING

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



14 The Glen is one of only a few properties in this part of Yarmouth that has fabulous Solent views and is exceptionally well presented throughout. The current owners have undertaken an extensive refurbishment throughout the property which included a new kitchen, bathrooms, decorating and a significant relandscaping of the garden.

There are impressively high ceilings on the ground floor and the accommodation offers light and airy space and has been adapted to provide a comfortable home with three bedrooms, one reception room and modern bespoke kitchen. Other features include gas central heating, enclosed patio garden with garage en-bloc (located a few metres from the front door to the house). This property benefits from close access to the highly sought-after High Street as well as access to The Glen off Baskets Lane, leading into Yarmouth Conservation Area. The master bedroom together with the sitting room both offer excellent proportions and there are high ceilings throughout the ground floor with a spacious hall, WC and utility cupboard.

The property is within a short walk of the harbour, town centre shops and ferry terminal making this property ideally suited as a permanent or second home.

Front door to good sized hall-way leading to:-

SITTING ROOM

A large room with an east and south facing aspect. There is space for a dining table at one end. A door leads out onto the patio garden offering fine views with a gate leading down to the High Street. Stairs to first floor with a good sized under stairs cupboard.

KITCHEN

A modern, west and south facing kitchen with a good range of wall and base units. Space for a table at one end.

CLOAKROOM

With WC and wash-hand basin.

First Floor Accommodation

BEDROOM 1

A large master bedroom with built in wardrobes and a fabulous outlook towards the sea. Three sash windows offer some of the best sea views available in Yarmouth.

BEDROOM 2

A good-sized double West facing room with large built-in wardrobes.

BEDROOM 3

This would also make a good study. Built in airing cupboard to the side housing the boiler.

FAMILY BATHROOM

A large bathroom with bath with shower over, WC and wash hand basin. Extractor fan.

OUTSIDE

Located to the west of the property is a brick-built garage with an up and over door and a East and South facing rear patio delivering wonderful views across the Solent and Bouldnor Bay. Vehicular and pedestrian access is through The Glen and there is also pedestrian access from the rear patio garden to the highly sought-after High Street.

SERVICES

Mains gas, water, electricity and mains drainage serve the property.

TENURE

Freehold

EPC Rating D

Council Tax Band E

Postcode PO41 0PZ.

VIEWINGS

All viewings will be strictly by prior arrangement with Spence Willard

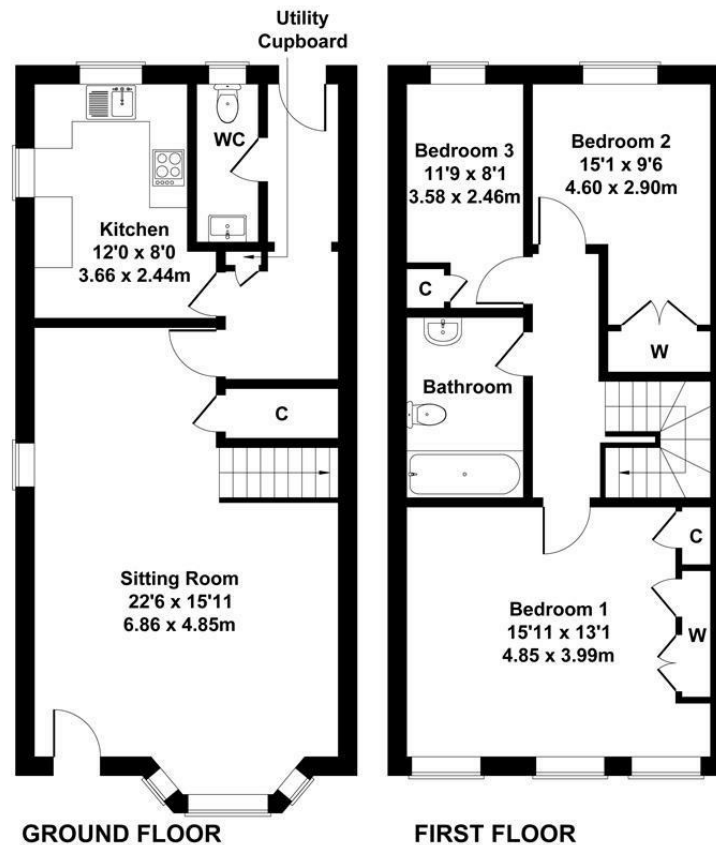






14 The Glen, Yarmouth

Approximate Gross Internal Area
1130 sq ft - 105 sq m



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.

Produced by Potterplans Ltd. 2025

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.