

SPENCE WILLARD



2 Jamestown Cottages, The West Bay, Halletts Shute, Yarmouth, Isle of Wight, PO41 0RJ

A great opportunity to purchase an immaculate three-bedroom holiday cottage and in walking distance of the historical town of Yarmouth.

VIEWING

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The property is well presented and offers stylish, bright, and airy accommodation comprising an open plan kitchen/living room, three double bedrooms (one en suite) and a family bathroom. Sale to include all contents.

Yarmouth is a desirable, harbour town and offers excellent sailing facilities, along with a good selection of local shops, pubs, and restaurants.

There is a frequent car ferry service running from Yarmouth to Lymington, with good onward transport links via road or rail to the rest of the country.

OPEN PLAN KITCHEN/LIVING ROOM 22' 1" x 11' 3" (6.73m x 3.43m) A bright and comfortable space with double doors to the front overlooking the decking area. The kitchen was replaced three/four years ago with all new appliances including a double oven, new boiler, washer/dryer and quartz worktops with an inset sink.

BEDROOM 1 11' 3" x 10' 8" (3.43m x 3.25m) A generous double bedroom with an outlook to the front and door to:

ENSUITE BATHROOM Well fitted with a modern suite comprising WC, wash hand basin and bath with shower unit over and glass side screen.

BEDROOM 2 11' 3" x 8' 7" (3.43m x 2.62m)

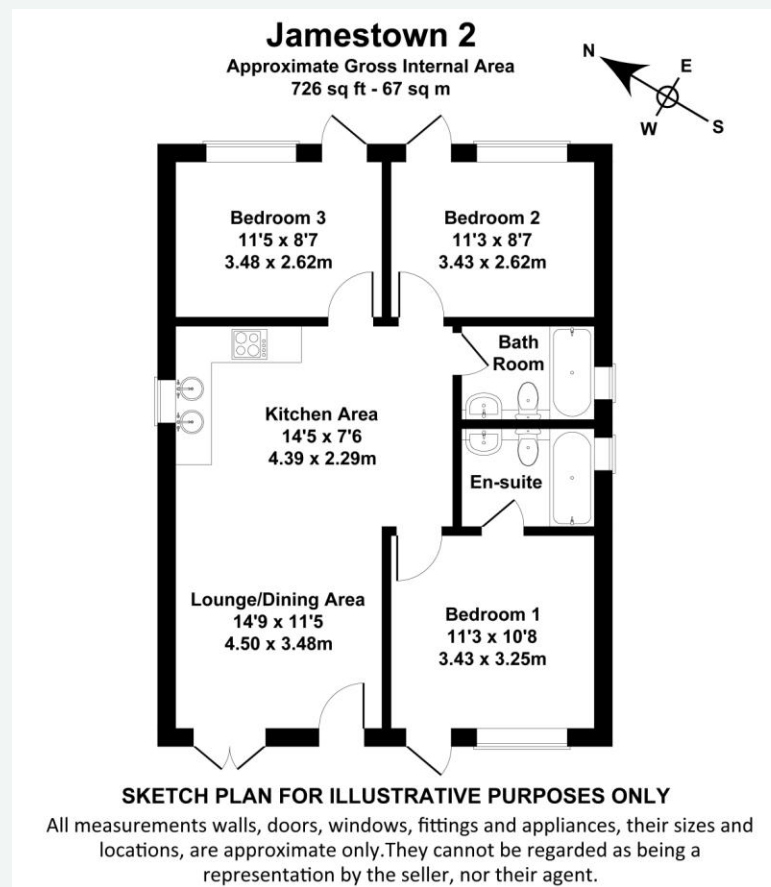
A double bedroom with an outlook and external door to the rear.

BEDROOM 3 11' 5" x 8' 7" (3.48m x 2.62m) A similar bedroom to bedroom two with an outlook to the rear and again external access door.

BATHROOM Well fitted again with WC, wash hand basin and bath with shower unit over and glass side screen.

OUTSIDE To the front of the property is a timber deck offering a pleasant area to sit and relax. In addition, there are pleasant communal landscaped grounds and gardens which are well maintained.

EPC RATING D.



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