

# SPENCE WILLARD



Vermont J1, Halletts Shute, The West Bay, Norton, Yarmouth, PO41 0Rj

A well-presented 2-bedroom end of terrace holiday residence situated within the stylish and popular West Bay on the outskirts of Yarmouth.

#### VIEWING

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Vermont J1 is a quiet corner plot and has recently been refurbished to a high standard.

**ENTRANCE HALL** With double glazed entrance door and stairs off to the first floor.

**SITTING ROOM** Double glazed full height window to the side and double-glazed sliding doors to the front leading to a patio terrace. Laminate flooring, inset spot lighting, double radiator and feature box shelving partially open to the kitchen/diner. Combined TV/satellite/FM radio socket, telephone point and a concealed access to under stairs storage cupboard housing the electric fuse box. Walkway through to the kitchen/diner with concealed doors to:

**CLOAKROOM** With white suite comprising a low-level WC with concealed cistern and tiled display recess over. Wash hand basin with large, mirrored splash back over and wall lights. Extractor fan, laminate flooring and a chrome ladder towel/radiator.

**KITCHEN/DINER** Well fitted with a range of wall and base units and display cupboards with fitted roll top work surfaces incorporating a feature 1pc sink/drain. Built in stainless steel electric oven and hob with a stainless-steel chimney cooker hood over. Space for under counter fridge/freezer. Part tiled walls, laminate flooring, double radiator, concealed under cabinet lighting and cupboard concealing a 'Worcester' gas boiler for the central heating and hot water. Double glazed French doors to the rear patio terrace.

**FIRST FLOOR LANDING** With doors off to the bedrooms and bathroom.

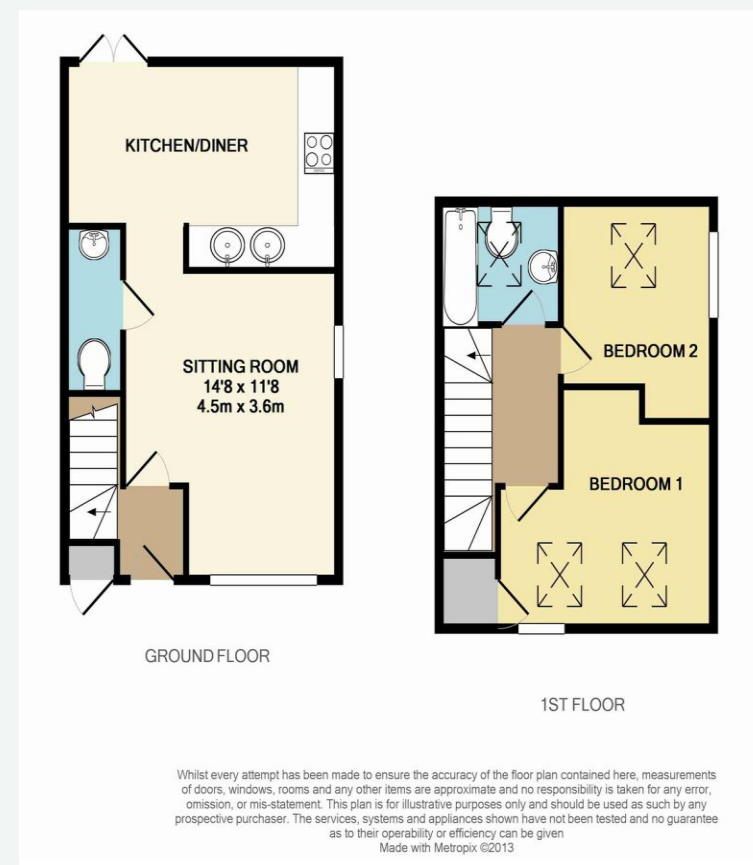
**BEDROOM 1** Double glazed window and two Velux roof lights to the front. Built in deep recessed wardrobe cupboard with shelving and hanging space. Radiator, TV and telephone points, inset spot lighting and a useful recess.

**BEDROOM 2** Double glazed window to the side and a double glazed velux roof light to the rear. Built in recessed wardrobe cupboard with hanging space, radiator TV and telephone points, access to the loft space, wall light and inset spot lighting.

**BATHROOM** A stylish bathroom with white suite comprising low level WC with concealed cistern, panelled bath with a wall mounted mixer taps and shower attachment with tiled surround and screen to the side. Feature vanity unit with freestanding round bowl wash basin and separate pillar mixer tap with large, mirrored splash back with wall lights and shaver point adjacent. Extractor fan, inset spot lighting, chrome ladder towel/radiator and double-glazed Velux roof light to the rear.

**OUTSIDE** The property is approached via a paved footpath leading to the front entrance with an open veranda with outside light. There is a pleasant terrace area for sitting outside which is laid to timber decking.

To the rear of the property is a patio terrace laid to timber decking and an outside light plus a hard standing plumbed for hot tub/spa. Access to a pleasant area of landscaped communal lawns.



**EPC RATING C.**

**SERVICES** All main services are connected to the property. Super-fast fibre broadband.

**TENURE** Leasehold - 125 from March 2006.  
Service Charge - £4,100 per annum  
Ground Rent - £365.40 per annum  
No pets allowed.

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