

SPENCE WILLARD



Jamestown L5 The West Bay, Halletts Shute, Yarmouth, Isle of Wight, PO41 0RJ

A fabulous three bedroom, fully furnished holiday cottage located on this exclusive holiday park.

VIEWING
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The cottage 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. Lots of natural light in the property and large doors leading out to the decking where there is space for a table and chairs and views across the well kept communal gardens. The grassed area to the back of the cottage is access via the back door from the kitchen and bedroom.

The properties on this development do have a holiday use restriction (i.e. they cannot be used as a permanent residence).

Sale to include all furniture & fittings.

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

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.

Services: Mains water, drainage, electricity & gas serve the property.

EPC Rating: C

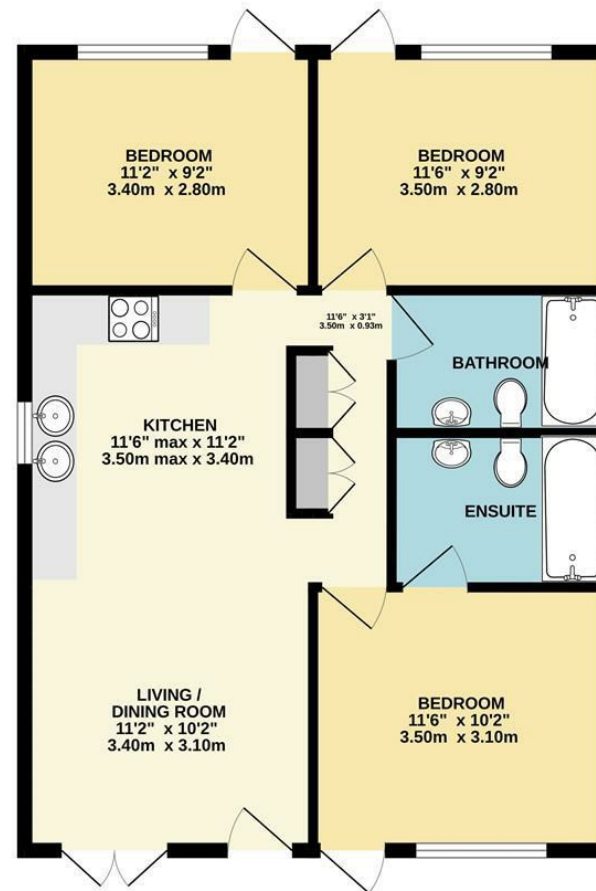
Tenure: Leasehold - 125 years from completion.

Service Charge - £6,230.21 per annum

Ground Rent - £365.40 per annum

No pets allowed.

GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.
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