

SPENCE WILLARD



Jamestown L4 The West Bay, Norton, Yarmouth, Isle of Wight, PO41 0RJ

A great opportunity to purchase a detached 3 bedroom holiday cottage on a holiday park that is pleasantly tucked away on the outskirts of the popular and historic harbour town of Yarmouth.

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

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. Features include gas central heating, double glazing, an outside decking area where you can relax and unwind and access to the well maintained grounds and gardens. Sale to include all contents.

Easy walking distance of the harbour town of Yarmouth with its excellent sailing facilities, range of pubs, restaurants, shops and mainland ferry terminal.

Services: All main services are connected to the property.

EPC Rating: C.

Leasehold Information:

The property is to be used for holiday lets only.

Leasehold - 125 years from 2006

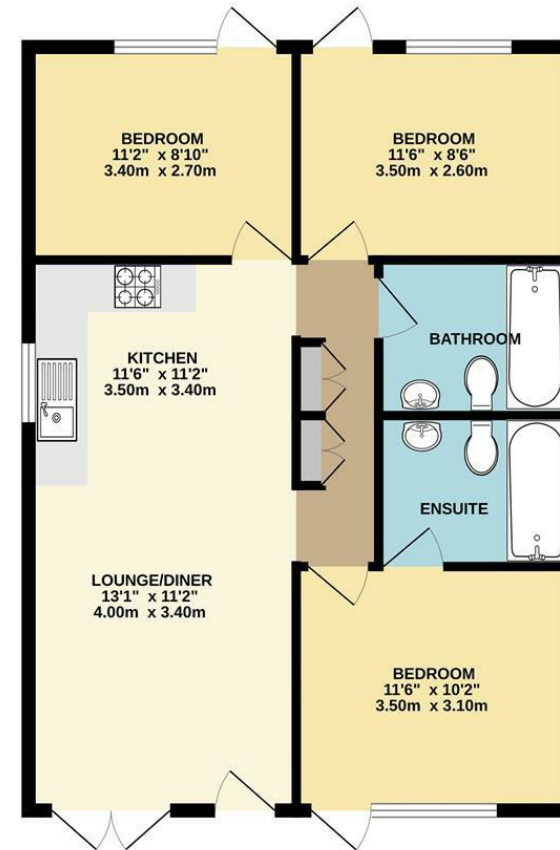
Service Charge - £6,700 per annum

Ground Rent - £365.40

No pets allowed.

Viewings :
Strictly by appointment with the sole selling agent Spence Willard.

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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