

SPENCE WILLARD



Munday H4, The West Bay, Yarmouth, Isle of Wight, PO41 0RJ

A well appointed one bedroom, fully furnished holiday cottage with in a well established holiday park, close to Yarmouth.

VIEWING
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The cottage is fitted out to a high standard and benefits from car parking directly in front of the property.

The kitchen/diner & sitting room is a bright and good sized room with a lovely outlook towards the external terrace. A well equipped kitchen is provided with a good range of wall and base units. There is a pretty, south facing garden terrace located opposite the front door and the property also has a rear door leading out onto a terrace.

Living /Kitchen/Dining Room

A lovely light and airy room with ample space for a two seater sofa, single chair and coffee table. The kitchen is well equipped with built in oven and gas hob with extractor over. 1 & 1/2 bowl sink. Base and wall mounted units. New boiler. South facing front door and window.

Bedroom

Built in cupboards with door leading out onto the North facing decking.

Shower Room

Well appointed shower, wash hand basin and WC.

Tenure

Lease - 125 years from 2006.

General Service & Maintenance Charge - £3,998 per annum.

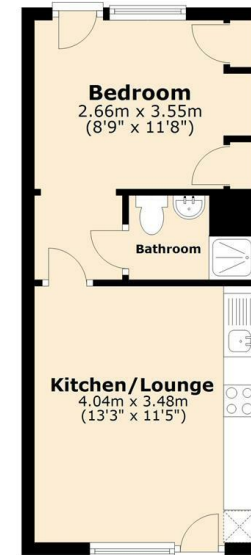
Ground Rent - £365.40 per annum.

No pets allowed

Services

The cottage is on mains gas, electricity, drainage and water.

Ground Floor
Approx. 28.8 sq. metres (310.3 sq. feet)



Total area: approx. 28.8 sq. metres (310.3 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, fittings and appliances, sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk
Plan produced using PlanUp.

Munday H4, The West Bay Club, Yarmouth, PO41 0RJ

EPC Rating

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Viewings

Strictly by appointment with the agent, Spence Willard.

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