

SPENCE WILLARD



The Pump House, Yarmouth, Isle of Wight, PO41 0QZ

A substantial modern detached three-bedroom house with parking which has just had major refurbishment by local builders of high repute; all ideally situated with in a stone's throw from the River Yar footpath/cycleway.

VIEWING

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The Pump House is exceptionally well located within 5 minutes walking distance of the shops, harbour and ferry terminal of this sought-after town and benefits from graveled and block paved off street parking to the front. The property has undergone extensive refurbishment including some configuration, new heating, bathrooms, kitchen, re-landscape and is now a superb modern house which has been finished to an exceptionally high standard. In essence, this 3 / 4-bedroom house has the feeling of a new build.

It is a high-quality, modern in a quiet sought-after position within the town and has the benefit of two car parking spaces, garden, balcony and a large sitting room. There is a large, boarded loft, ideal for storage. Constructed around 20 years ago, the recently completed works in 2023 have delivered an impressive offering, of the type that are unusual to come to the market in the town.

It sits well away from the main road and outside of the Yarmouth Conservation Area and just meters from the River Yar foot/bike path. The property enjoys a south facing roof terrace, and garden space on the east, south and west side of the house to benefit from sunshine all day.

The rear garden/courtyard offers a high level of privacy and is perfect for a new owner who doesn't want a large garden to manage - it also works very well as a 'lock up and leave property'.

Accommodation

The ground floor consists of a large open plan KITCHEN/DINER with a central island unit - all of which are neutrally decorated and all benefit from new, high-quality units. There is a newly fitted ground floor WC with wash hand basin and an adjoining well equipped utility room. On the west side is a bedroom which is also perfectly suited to a study/further sitting room with a full length of built in cupboards.

The first floor has two good sized double bedrooms and a lounge which has an enclosed south-west facing roof terrace with balustrades. Two separate shower rooms have been fitted, both of which have a window, w/c and wash hand basin. Bedroom 1 benefits from an east facing aspect and a roof skylight and large built in wardrobes along the full length of the wall.

The house offers a large light and airy living area with vaulted ceiling bedrooms on the first floor and a contemporary kitchen area on the ground floor. The property was specifically constructed for ease of maintenance, and it is of traditional construction with recently painted Colourtex low maintenance finish, rendered elevation. There is underfloor heating through out the property and has a recently installed whole house water softener.

Outside

To the front of the property is a gravelled and block paved parking area for cars or boats to be stored, to the rear of the property is an enclosed courtyard garden.

Tenure

Freehold.

EPC Rating

E.

Council Tax

Band E.

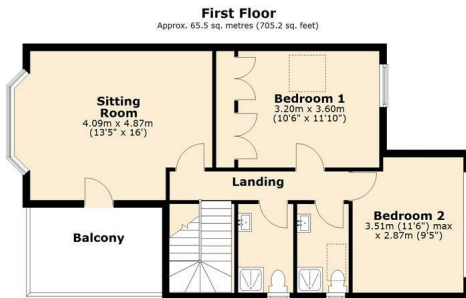
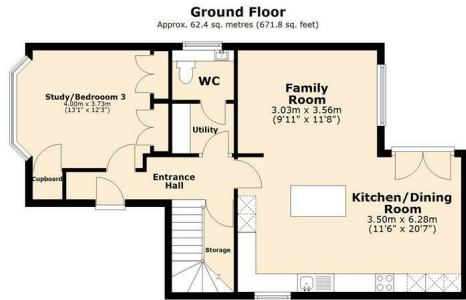
Services

Mains water, gas, drainage and electricity serve the property.

Viewings

All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.





Total area: approx. 127.9 sq. metres (1376.9 sq. feet)

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The Pump House, Mill Road, Yarmouth, PO41 0QZ



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