

# SPENCE WILLARD



Pintail Plot 18 The Salterns at West Bay, Halletts Shute, Yarmouth, Isle Of Wight,  
PO41 0RJ



# *An opportunity to purchase a brand new luxury three bedroom property with open-plan living, master bedroom with en-suite and private balcony overlooking the rear garden.*

VIEWING

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## **The Salterns at West Bay**

Just a short walk from the historic harbour town of Yarmouth, is a small development, currently under construction, of exclusive three and four-bedroom private homes which have been designed with great care to help you create a lifestyle that supports your personal wellbeing.

[thesalternsyarmouth.com](http://thesalternsyarmouth.com)

With a mixture of detached and semi-detached properties, all accessed via private roadways, gated access, landscaped private gardens, access to residents' communal areas, and car parking for two or more vehicles.

The Salterns brings together a team of experts with extensive experience and expertise, from planning and design to project management, health & wellbeing. This broad range of skills and knowledge means that we have been able to make decisions and selections, which result in wonderful homes.

Designed by the award-winning architectural design house Modh Design, the team has immersed itself in the creative process over several years, exploring and perfecting many ideas and ultimately delivering something very special...an absolute first for the Isle of Wight.

The perfect main residence or second home, including generous bathrooms, gorgeous fitted kitchens, open-planned natural light-filled dining areas, and spacious adjoining living rooms, under-floor heating and a cozy log burner. We've carefully thought about the practicalities and have incorporated a series of design choices so home-owners who come on board early have the option to choose from a section of finishes.

Set within the gated grounds of West Bay, living within the first phase of The Salterns will offer residents security and peace of mind within an inclusive community of likeminded neighbours. Providing you with the ultimate in luxury, relaxation and leisure all situated in an area of outstanding natural beauty surrounded by rolling fields, just minutes from the historic market and harbour town of Yarmouth with its ferry connections to the mainland.

Each home has been carefully designed with quality and wellbeing at the forefront of our mind. From the generous amount of natural daylight flooding the heart of each home, high ceilings and sociable, open-planned living areas, to the thoughtful low-level windows allowing you unobstructed views of your garden whilst you sit back and relax with a book in your favourite cozy armchair, the greatest sense of wellbeing for residents has been at the centre of all design decisions. The Salterns has everything you need to live well and boasts green credentials such as energy efficient windows and



doors, high efficiency boilers, increased insulation, and energy efficient A rated electrical appliances.

The Pintail is an attractive link-detached three bedroomed home. The master bedroom has an en-suite shower room and it's own private juliet balcony overlooking the rear garden. There are two further generously-sized double bedrooms and a family bathroom with bath and separate shower enclosure. The open-planned ground floor features a unique 'future-room' which offers plenty of scope as a hobby room, storage, or somewhere to simply hang your wetsuits to dry! The Pintail is perfect for open-plan living with its generous kitchen-diner leading-through-to the light-filled living room. The Pintail is located on plots 14, 18 & 20.

#### Kitchen and Utility

Contemporary or shaker style kitchen, with premium stone work surfaces and under unit LED lighting. Integrated electric oven with separate microwave oven, induction hob and extractor. Integrated dishwasher, fridge freezer, separate drinks refrigerator and food waste disposal system. Space for washing machine and tumble dryer.

#### Bathroom and ensuite

Chrome towel warmer, soft-close WC, stylish full-height tiling around bath and shower, luxury vinyl flooring.

#### Heating and electrical

Underfloor heating throughout ground floor, digital thermostatic wall controls with multiple programmes.

#### Energy efficiency

Energy efficient windows and doors, high efficiency system boiler, 'A' rated appliances.

#### Comfort and convenience

Easy-open patio doors, integrated bin stores, external lighting, electric vehicle charging point, superfast broadband ready, engineered wood flooring, carpeting, private landscaped gardens with patio areas, use of communal residents space.

#### Warranty

10 year Build Zone warranty

#### Tenure

Freehold.

#### Legal fees contribution

A contribution of up to £2,000 towards legal fees when instructing our appointed conveyancer.

#### Information

To register your early interest a refundable deposit of £2,000 will be payable. Spence Willard acting as sole agents will be happy to discuss this process with you in more detail.

#### Viewings

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





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