

SPENCE WILLARD



Sage Cottage, The Vineyard, Yarmouth, Isle of Wight, PO41 0XE

A superb 2-bedroom cottage, which is located around 15 minutes' walk from Yarmouth and benefits from a private south facing enclosed garden and stunning, well-manicured communal grounds.

VIEWING

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Sage Cottage occupies an excellent position just meters from the bus stop and an attractive coastal walk on the pavement into the historic harbour town of Yarmouth, which offers a range of amenities and mainland ferry link to Lymington.

The property benefits from a well-proportioned hall with a window to the side of the door. Sage Cottage is well laid out for easy and flexible living. There is a stunning outlook over the well-kept gardens. The central part of the communal garden has a pond with a sitting area that offers fine Solent views towards the New Forest coastline.

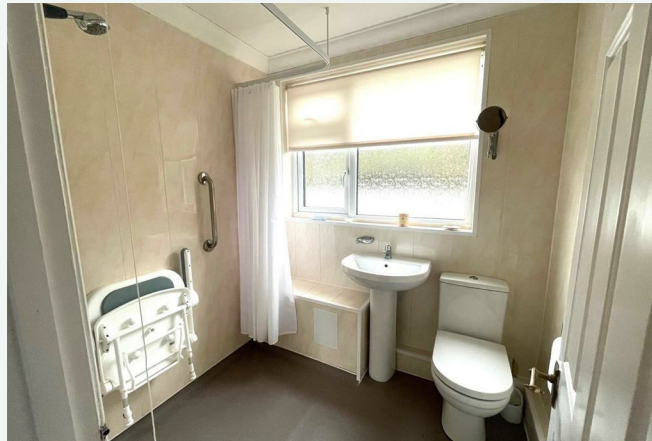
This attractive property is a semi-detached bungalow exclusively for over 55's and offers an open-plan sitting room with a modern, well-equipped south-facing kitchen. There is a recently installed wet room. The house is warmed by gas central heating and there is double glazing. There are two bedrooms and a sitting room/kitchen that enjoys a double aspect (south and north). There is a garage en-bloc very close to the property.

EPC Energy Rating
C

Council Tax
B

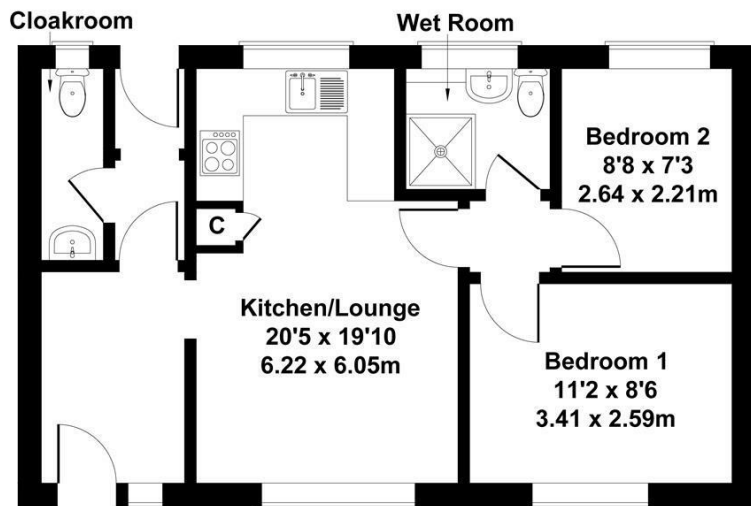
Tenure
Leasehold. 125 years from 2004. Fees are charged yearly and are dependent on works completed to the road, carpark, meeting room and guest suite. The freehold is available to purchase.

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



Sage Cottage, Bouldnor, Yarmouth

Approximate Gross Internal Area
519 sq ft - 48 sq m



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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