

SPENCE WILLARD



5 Tides Reach, Yarmouth, Isle of Wight, PO41 0QZ

*A rare opportunity to purchase a comfortable ground floor apartment situated in the heart of this popular Town and commanding some of the best views available. With one bedroom, a light and bright living room and separate kitchen this property would make an ideal 'lock up and leave' coastal retreat.*

VIEWING

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5 Tides Reach has been well maintained by the current owners and benefits from a modern fitted kitchen and bathroom, double glazing throughout and is finished to a high decorative standard. The property has the use of communal lawns to the front with a glorious outlook over the River Yar Estuary.

Yarmouth is a popular Harbour Town on the Island's north-west coast and offers residents and visitors excellent sailing facilities, a good selection of local shops, pubs and restaurants along with access to miles of picturesque walks along the Yar Estuary and on to surrounding unspoilt countryside and coastal paths. There is a mainland car ferry service operating from Yarmouth to Lymington, with good onward transport links via road or rail to the rest of the country.

Partially glazed Front Door opens into;

**Hallway**

With radiator and doors off to;

**Bedroom**

A comfortable double bedroom with radiator and window to the front.

**Bathroom**

Well fitted with suite comprising curved bath with mains shower over, pedestal basin and WC. With heated towel rail, fully tiled walls and floor and window to front.

**Cloaks Cupboard**

Useful storage area

**Lounge/Diner**

A light and bright living room with large window to the rear giving stunning views of the River Yar, surrounding countryside and Tennyson Downs beyond. With gas fired, coal effect fire with marble effect hearth, surround and mantle.

### Kitchen

Modern, well fitted kitchen with a good selection of floor and wall mounted units comprising cupboards and drawers. With integrated dishwasher, washing machine and fridge freezer, inset single sink with drainer, gas hob with extractor hood over and electric oven. Wall mounted Vaillant boiler for hot water and central heating. Again, this room offers the stunning views of the River Yar and beyond. With door to outside;

### Outside

To the front the property is approached via a walled, paved area and pathway set back from the road. A side alleyway leads to the communal rear garden; A large, lawned area enclosed by fencing with a small storage shed and use of a drying area with washing lines.

### Services

All mains services connected,

### EPC Rating

D.

### Council Tax

Band B.

### Tenure

Lease 125 Year from 11 September 1989.

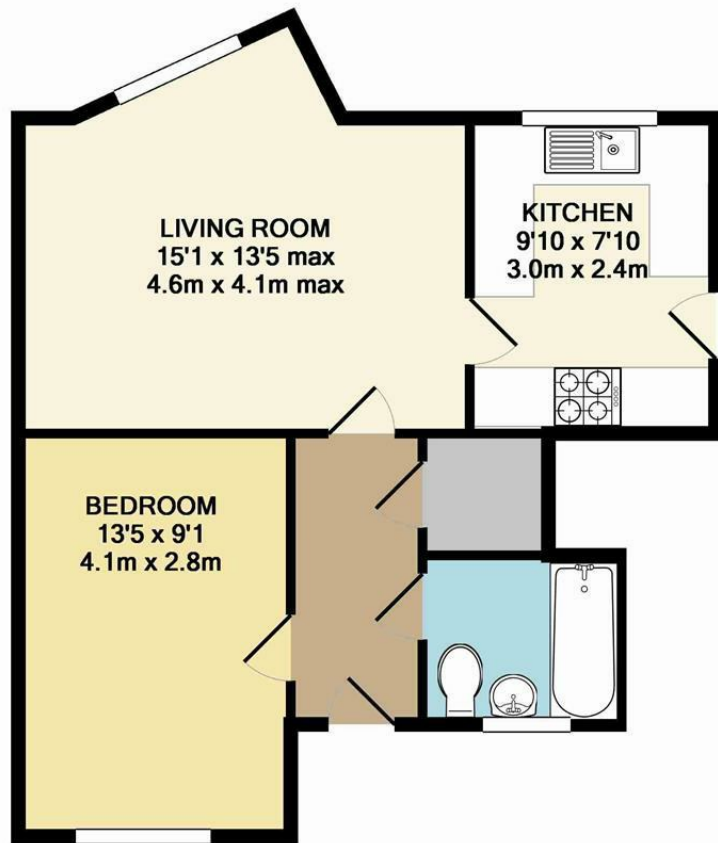
Ground Rent - £10 per annum.

Maintenance Charge - £136.44 paid quarterly.

### Viewings

Strictly by prior appointment with the sole selling agents, Spence Willard.





TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)

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