

SPENCE WILLARD



24 The Vineyard, Yarmouth, Isle Of Wight, PO41 0XE

# *A well cared for, two bedroom detached bungalow with an stunning semi-rural outlook with sea glimpses.*

VIEWING

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Tucked away in this quiet, idyllic cul-de-sac forming part of the exclusive 'Port Vineyard' development and enjoying an age restriction of 55 or over, is this beautifully presented and tastefully decorated detached bungalow. The property has the benefit of being located right on the end of this development and has an open grass outlook in front and to the side of the property.

The home has a wonderful Mediterranean feel with well-planned light and bright accommodation comprising an entrance hallway, sitting room/diner with multiple doors opening out onto a delightful raised sun terrace. An opening from the sitting room/dining area leads to a fitted kitchen with a side window and rear door to the terrace. There are two double bedrooms, shower-room with w/c and the added bonus of a separate w/c cloakroom. Further features include, gas fired central heating, double glazing and a garage en-bloc.

The historic sailing town of Yarmouth is only a short distance away whilst the seafront with access to Bouldnor Bay is a few minutes walk. There is also a guest room on site which can be hired for a small fee and an amenity room for social meetings.

#### Heating

Gas central heating to a radiator system supplied by the Valliant gas combination boiler situated in the kitchen.

#### Outside

Well tended low maintenance Mediterranean style garden to the front, laid mainly to shingle and hosting a variety of ornamental shrubs. A private raised sun terrace to the rear that enjoys a sunny aspect and is enclosed by railings. Garage en bloc. Ample communal car parking spaces.

#### Services

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

#### Council Tax

Band C

#### EPC Rating

C

#### Leasehold

125 Years commencing 1st January 2004, plus share of Freehold.

**Service Charge**

£1,631.15 per annum. This covers the painting of the property, the windows, the roadway, the meeting room, guest suite and the gardens.

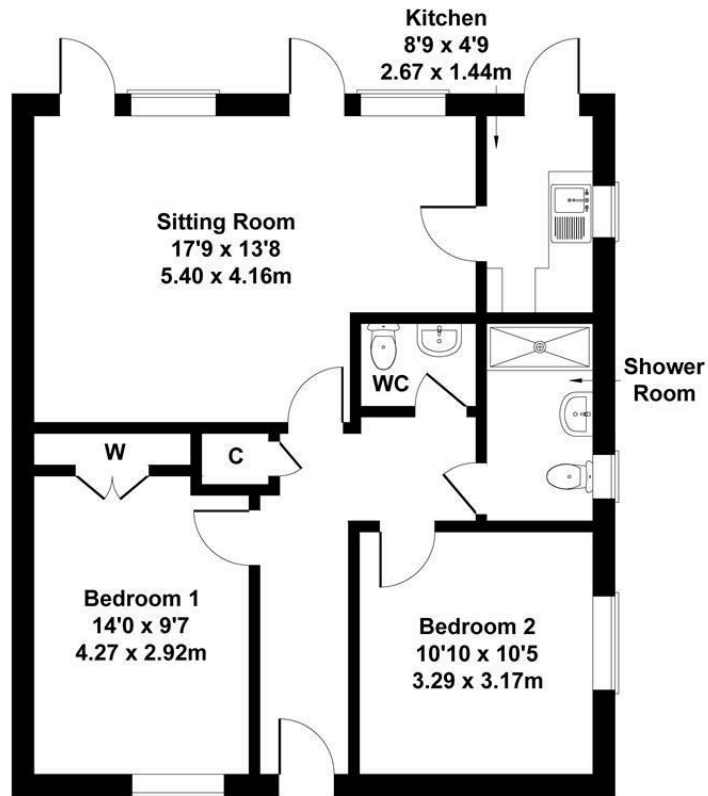
**Viewings**

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



## 24 The Vineyard

Approximate Gross Internal Area  
721 sq ft - 67 sq m



### 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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