

SPENCE WILLARD



Woodsway, Yarmouth, Isle of Wight

A well presented three-bedroom detached property located in an excellent part of this historic harbour Town which benefits from off street car parking.

VIEWING

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Woodsway is a deceptively spacious property that has been extended and upgraded over recent years to give flexible and good-sized living accommodation with an attractive aspect over the garden to the rear. With off road parking and a secluded east-facing garden the property would suit a multitude of buyer and its location close to the heart of this popular town makes it an ideal property for the holiday lettings market.

The property has over recent years had a new kitchen, bathrooms, shed and had an extension to the rear reconstructed. It is located on Station Road which is just a short walk away from the centre of this popular harbour town, best known for its excellent sailing facilities with both a Yacht Club and Sailing Club. The town offers a selection of local shops, pubs and restaurants and a frequent car ferry service running to the mainland with good onward transport links via road or rail.

Woodsway is positioned close to the popular 'Railway Line' walk running along the Yar Estuary, an Area of Outstanding Natural Beauty with a number of picturesque walks through open countryside and farmland.

Hallway

With radiator, and doors off to;

Kitchen/Diner

A light and airy, open-plan area ideal for sociable and family dining. The modern kitchen is fitted with a selection of floor and wall mounted units comprising cupboards and drawers with ample working surfaces over. Sink with drainer, inset electric hob, integrated electric oven, space for fridge freezer and space and plumbing for dishwasher and a washing machine, tiled splash backs and windows to side and rear with a pleasant outlook over the garden. Wall mounted Vaillant boiler for hot water and central heating.

The dining room is a sun room style with windows to both sides to maximise the light and enjoy the outlook over the pretty rear garden. French doors lead straight out into the garden, where there is also a ramp allowing disabled wheelchair access.

Sitting Room

A cosy feeling room with covered radiator, chimney breast with built-in cupboard and illuminated shelving to either side. Door to hallway.

Bedroom 2

West facing bedroom. With large double glazed window to front, original fireplace with wooden surround and mantle.

Bedroom 1

A west facing light and sunny double bedroom with large double glazed window to front, covered radiator and built-in double wardrobes. Door leading into large bath/shower room en-suite with separate shower/bath, with w/c and wash hand basin to the side. Large built-in wardrobes.

Shower Room

Modern and neutral suite comprising WC, shower and basin.

First Floor Room/ Bedroom 3

Useful additional room that could be used as a, spacious home office or extensive storage area. With double glazed windows to the front and rear, radiator and access to under-eaves storage cupboards. Door to EN SUITE with WC and hand basin. Under-eaves storage cupboard.

Outside

To the front Woodsway has the huge benefit of off-road parking (a rarity in Yarmouth town centre) with a paved parking area. To the side is a gravel bed enclosed by low brick walling and hedging. Fence with access to side alleyway with right of way access to the rear garden. The pretty rear garden is enclosed by fencing and gives a peaceful and secluded area to enjoy. With paved patio to the immediate rear of the house. There is an outside tap, useful external power socket and modern timber shed and summer house

Services

All mains services are connected.

EPC Rating

D

Postcode

PO41 0QP

Council Tax

Band C.

Notes

The property has previously had planning permission granted for the creation of two bedrooms (both with en suite bathrooms) in the roof space.

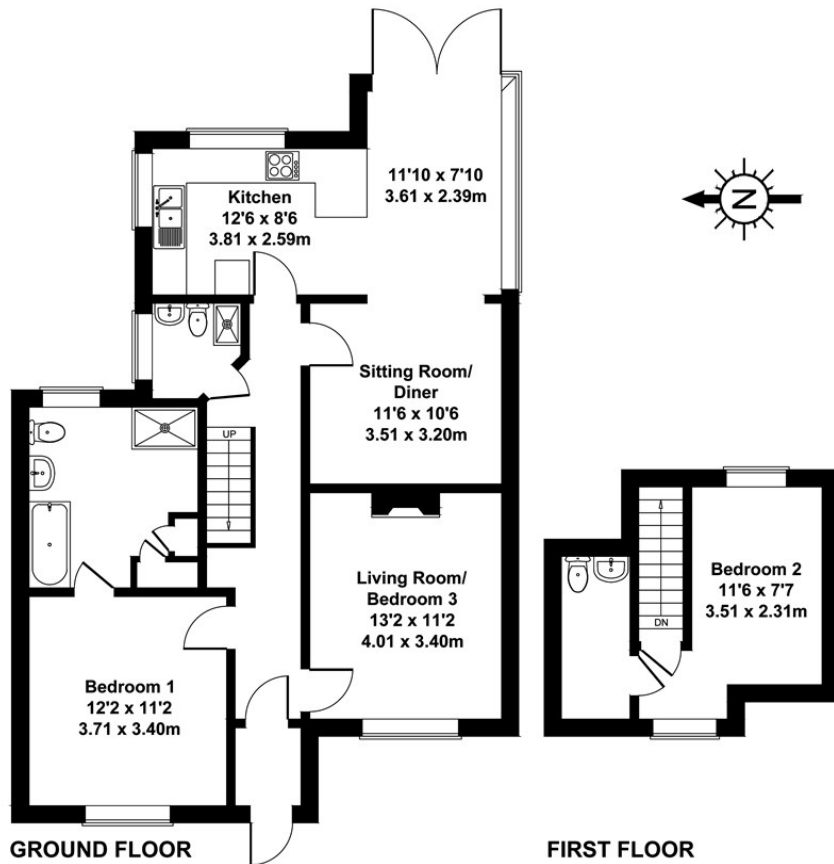
Viewings

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



Woodsway

Approximate Gross Internal Area
1086 sq ft - 101 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.

Produced by Potterplans Ltd. 2019



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