

SPENCE WILLARD



Fern Dene, Victoria Road, Yarmouth, Isle of Wight



# *A recently refurbished semi-detached period house with large garden located in an excellent part of this historic harbour town.*

## VIEWING

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Fern Dene is a wonderful two-bedroom house located in a highly sought-after location with close access onto the River Yar footpaths, and just a few minutes' walk from the centre of the lovely coastal town of Yarmouth. The property works very well with two good-sized bedrooms, but equally could be converted back to three bedrooms should it be required by the new owner.

Fern Dene has been extensively refurbished to high standards offering bright and neutral décor throughout with high quality accommodation over two levels, ensuring that the house is energy efficient having increased by two EPC rating bands to a C.

The owners have managed to create a sophisticated blend of modern finishes whilst retaining plenty of the original period charm. The refurbishment includes a new gas central heating system, with combi boiler, fully rewired throughout with most sockets now having modern technology including USB ports. The old lath and plaster ceilings and internal walls have been replaced with plasterboard with new insulation and new carpets/flooring have been laid.

The ground floor comprises of a separate west facing formal sitting room with wonderful bay windows, a newly fitted front door, a large separate dining room adjoining a kitchen to the rear with useful built-in storage cupboards. There is a downstairs wet room/utility with WC/modern shower and a rear door that leads out into the garden patio where a large, detached outbuilding can be found. The first floor has two good sized bedrooms with the master bedroom having a west facing aspect. This floor also benefits from a beautiful bathroom with a large walk-in shower, freestanding bath, sink and storage unit and an alcove space currently housing the tumble dryer and washing machine. There is new double glazing throughout the first floor.

The property is located outside the Yarmouth Conservation Area and would lend itself to an extension to the side or rear, subject to obtaining any necessary contents. The seller has had a full set of building regulations drawings prepared for utilising the existing space under permitted development rules which would create a larger kitchen/diner, of which the drawings can be supplied – please do contact our Yarmouth office or call in for print outs.

The house benefits from a pedestrian access gate from Victoria Road and a small and attractive front garden is located just to the side of the entrance gate behind a wrought iron fence. A new side gate has been fitted which leads through to the rear garden. There is a large and low maintenance garden to the rear with a range of mature shrubs and lawn where you can enjoy the sunshine. On the northern boundary of the garden is a large outbuilding which has been used as a shed/workshop.

It is within a stone's throw from Yarmouth to Lymington Ferry and the Harbour itself, which includes an excellent range of amenities such as restaurants, pubs, shops, dentist, and two yacht clubs.

### Parking

Parking is on street permit parking. Permits are obtained from Isle of Wight Council; Two permits may be issued per household. Permits will be issued for a 12-month period from the date of issue. The costs are £72 for the first vehicle and £100 for the second vehicle. This permit will allow parking within the designated bays of the relevant parking zone. These bays are denoted by signage with the name of the zone stated. The permit cannot be used outside of the relevant parking zone.

### Tenure

Freehold.

### Services



All mains services are connected to the property. Gas boiler fitted in 2022.

EPC Rating  
C.

Council Tax  
Band C - £2,109.84 per annum.

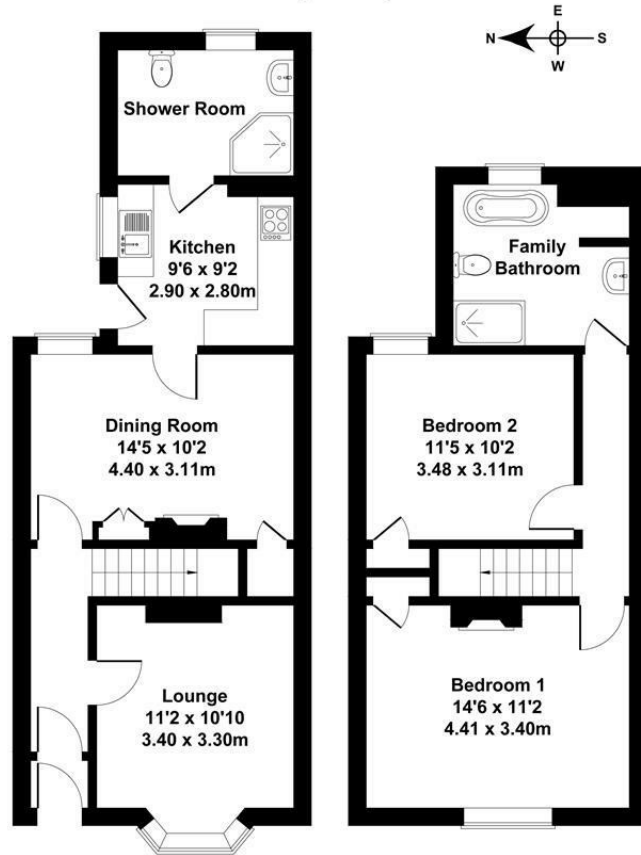
Viewings  
Strictly by appointment with the selling agent, Spence Willard.





# Ferndene

Approximate Gross Internal Area  
980 sq ft - 91 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. 2023**



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