

SPENCE WILLARD



2 Heytesbury Road, Yarmouth, Isle of Wight

*Situated in a sought after, quiet location close to the town centre and commanding fine southerly views over the surrounding countryside from the upstairs – all within a stunning and recently re-landscaped garden.*

VIEWING

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This late Victorian semi detached property offers comfortable family accommodation which has been sympathetically modernised in recent years. With two good sized double bedrooms, there is scope for a third bedroom in the loft (subject to planning permission) and there is also a lapsed, planning permission for a ground floor extension.

The current owner has undertaken much improvement work including re roofing, re pointing, silicone damp work completed to ground floor rooms and a large conservatory extension to ensure the property remains well maintained. With gas central heating and double glazing throughout 2 Heytesbury Road makes an ideal family home, or could work very well within the holiday rental market.

**Entrance Door**

Double glazed with leaded lights, leading to;

**Entrance Hall**

With ample space for hanging coats etc, covered radiator, stairs to first floor and doors off to;

**Cloakroom**

WC and wash hand basin. Access to under-stairs storage cupboard.

**Kitchen/Diner**

4.8 x 3.84 (15'9" x 12'7")

A good-sized, bright and sunny room perfect for sociable dining. Well fitted with a range of modern wall mounted and base units comprising cupboards and drawers with ample granite working surfaces over. With inset 1 1/2 bowl stainless steel sink unit, inset gas hob with extractor hood over, integrated double oven and space and plumbing for dishwasher and fridge freezer. With tiled splash backs, tiled flooring, radiator, window to side and opening through to;

### Conservatory

3.4 x 2.97 (11'2" x 9'9")

This south-facing conservatory is not only a glorious sun trap but gives a comfortable place from which to enjoy the pleasant outlook over the garden. Built on brick dwarf wall with UPVC double glazed frame, polypropylene roof and motorised blinds. With tiled flooring and French Doors leading out to the rear garden.

Door to;

### Utility room

3.2 x 1.42 (10'6" x 4'8")

A useful room housing the Potterton gas fired boiler and lagged hot water cylinder, making it an ideal drying room. With single stainless steel sink unit with cupboards under, space and plumbing for washing machine and tumble dryer, mainly tiled walls, tiled flooring and storage shelving.

### Living Room

3.84 x 3.3 (12'7" x 10'10")

A cosy, homely lounge with attractive fireplace with coal-effect gas fire set in a cast iron surround with ornate decorative tiles, tiled hearth and wooden mantle over. With built in bookcase and bay window to front and two radiators.

### First Floor

Landing with staircase leading to Attic Room and doors off to;

### Bedroom 1

3.78 x 3.96 (12'5" x 13'0")

A large, double room commanding fine far-reaching views over the Yar Estuary and extensive countryside beyond. With double built-in wardrobes with hanging and shelving space, radiator.

### Bedroom 2

3.84 x 3.3 (12'7" x 10'10")

Good-sized double room with window to front and radiator.

### Bathroom

Currently a 'wet room' style bathroom with suite comprising large, walk-in shower, WC and hand basin. Window to side, radiator and tiled walls.

Staircase with access to under-eaves storage space leads to;

### Attic

With three Velux windows and a single UPVC double glazed windows to the rear offering the fine views out of the surrounding area. Currently configured as two separate rooms;





#### **Room 1**

7.01 x 1.93 (23'0" x 6'4")

This makes ideal accessible storage space with recessed lighting and access to eaves storage area. With the necessary planning consents it is likely to be possible to make this room into a third bedroom.

#### **Room 2**

3.18 x 1.93 (10'5" x 6'4")

Currently proving office-style storage space.

#### **Outside**

To the front of the property has a paved driveway with ample parking for multiple cars, to the side of this a gravelled bed with a feature ornamental Cherry Tree in the centre could be used for additional parking spaces if required.

A gated side access leads to a covered storage area and the rear, recently relandscaped garden. The pretty rear garden benefits from its southerly aspect and offers a secluded and sunny retreat. A pergola with an established grape vine is found at the bottom of the garden.

Thoughtfully planted with an extensive selection of well-established shrubs. There is a brand new terrace with patio paths to the rear section of the garden. There is a covered area with a pergola with plants growing on the top - perfect for sun shade. A newly laid lawn offers a wonderful south facing bank canvas.

With a timber shed (8' x 6') with power and light, work bench and shelving, and a wooden pergola with paved terrace and seating area below.

A gate leads to further shrubbery with steps to an area leading directing onto 'The Railway Line' footpath which is currently rental from the local Council for a modest annual sum.

#### **EPC Rating**

E.

#### **Services**

all main services are connected. Gas fired central heating, except to the conservatory and attic rooms.

#### **Council Tax**

C.

#### **Postcode**

PO41 0QS.

#### **Viewings**

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







GROUND FLOOR  
APPROX. FLOOR  
AREA 597 SQ.FT.  
(55.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.7 SQ.M.)

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