

SPENCE WILLARD



3 Wellington Square, Yarmouth, Isle of Wight

A spacious, five bedroom end of terraced house set over three floors, situated in a sought-after location on the fringe of Yarmouth with the benefit of 2 parking spaces.

VIEWING

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ENTRANCE PORCH With canopy over and front door to:

ENTRANCE HALL A good sized hall with plenty of light. Oak laminate flooring and stairs leading to first and second floors.

SITTING ROOM A lovely double aspect room with East facing views over the garden. Downlighters, Oak laminate flooring. French doors to garden and door to useful understairs storage. Wall mounted display/book shelves with cupboards under.

KITCHEN/DINER Looking onto front garden and communal lawn. The kitchen is fitted with a range of wall and base units, integrated fridge/freezer, integrated electric oven with ceramic hobs over, dishwasher and washing machine, downlighters, wooden slatted blinds and tiled flooring. Ample work surfaces with tiled splashbacks and inset one and a half bowl stainless steel sink unit. New wall mounted gas boiler.

DOWNSTAIRS CLOAKROOM with vanity basin, tiled splashback and WC.

FIRST FLOOR

LANDING A large airing cupboard with slatted shelving, and Vaillant pressurised hot water tank.

BEDROOM 1 A large double bedroom with countryside views. Doors to:

EN-SUITE BATHROOM Beautifully fitted with a bathroom suite comprising bath with shower fitment over, hand basin with vanity unit with mirror, cupboard, shelving, shaver point and lights over. WC, Chrome towel rail, extractor fan, window to north.

WALK IN WARDROBE Fully fitted with hanging rails and shelving. Window to north.

BEDROOM 2 A good sized double bedroom overlooking communal

gardens to the West, wooden slatted blinds.

FAMILY BATHROOM Fitted bathroom with WC, storage cupboard, bath with independent shower over, vanity unit with mirror, shaver point, lighting over, chrome towel rail, extractor fan and window to north.

BEDROOM 3 window with a westerly aspect and wooden slatted blinds.

SECOND FLOOR LANDING

BEDROOM 4 A spacious double bedroom with two large roof Velux windows, one of Balcony type with stunning views across the water meadows and countryside by day and dark skies by night. Under eaves storage area.

ENSUITE SHOWER ROOM with WC, handbasin with vanity unit, mirror, shaver point and lights over, chrome towel rail, extractor fan.

BEDROOM 5 A double bedroom with Velux skylight, large built in wardrobe.

ATTIC A large area accessed by loft ladder. Fully boarded with lighting and power.

OUTSIDE Mediterranean style planted gravel front garden. Side gate to attractive rear garden, partly laid to lawn with a paved area and gravel to the side. Outside water tap, and garden shed to side.

SERVICES All main services are connected.

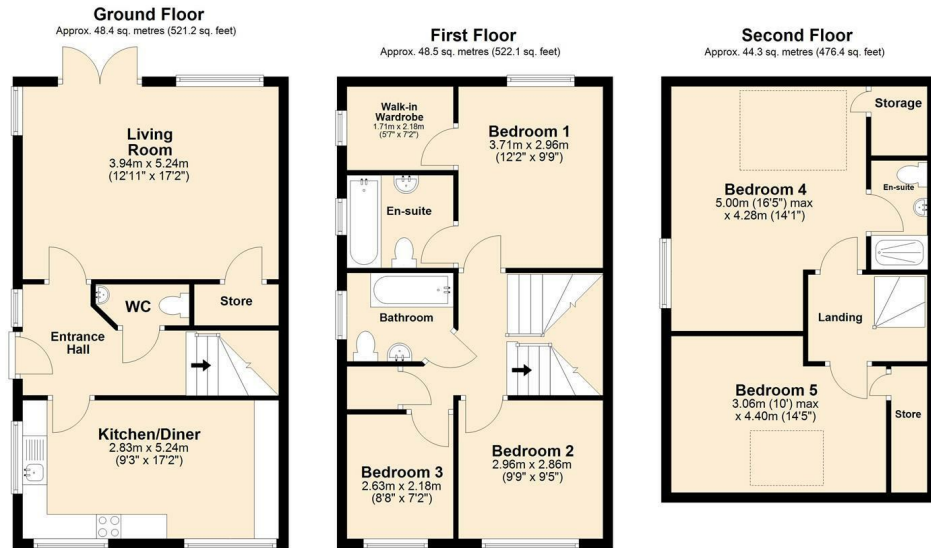
COUNCIL TAX Band E

EPC RATING C

POSTCODE PO41 0LB

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





Total area: approx. 141.2 sq. metres (1519.7 sq. feet)

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3 Wellington Square, Heytsbury Road, Yarmouth



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