

SPENCE WILLARD



F3 Maltings, Yarmouth, Isle of Wight

A spacious two bedroom fully finished holiday property with fine southerly views with shared parking to the front.

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Maltings F3 is located in a good position at the West Bay and offers lovely south facing views. There are two bedrooms, a front terrace and a rear enclosed garden. Both aspects from the house overlook green open spaces.

OPEN PLAN LIVING/DINING AREA

A bright living and dining area with doors leading to the front and to the back overlooking the enclosed patio.

KITCHEN AREA

Well equipped kitchen, with a range of floor and wall units. Gas hob and oven with extractor over.

CLOAKROOM

WC and wash hand basin.

FIRST FLOOR LANDING

BEDROOM 1

West facing double bedroom with views over the tennis courts and play area.

BEDROOM 2

Good sized bedroom with east facing window overlooking the green.

BATHROOM

Bath with shower over, WC and wash hand basin. Heated towel rail. Shelving. Partly tiled.

OUTSIDE

There is a pleasant enclosed area of garden to the rear which is mainly paved and offers a perfect place to relax and unwind. In addition, there is another paved patio terrace to the front where one can sit and enjoy the evening sun.

TENURE

Leasehold - 125 years from March 2006.

Service Charge - £4,754.86 per annum

Ground Rent - £460.96 per annum

No pets allowed.

SERVICES All main services are connected to the property.

EPC RATING C.

POSTCODE PO41 0RJ

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





SPENCEWILLARD.CO.UK

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.