

SPENCE WILLARD



P18 Whitfield, The West Bay, Yarmouth, Isle of Wight



*A wonderful spacious three bedroom holiday cottage, fully furnished, on an exclusive holiday park development on the outskirts of the popular and historic harbour town of Yarmouth.*

VIEWING

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The house is well presented and offers bright and airy accommodation. There is an open plan kitchen/diner, two double bedrooms (one en-suite) and one single bedroom and a family bathroom. Features include gas central heating, double glazing, an outside decking area to the front and back. Access to well-maintained communal grounds and gardens. Sale to include all contents.

Within a mile is the harbour town of Yarmouth with its excellent sailing facilities, range of pubs and restaurants and mainland ferry terminal.

Hallway

With a built-in storage cupboard. Double doors to lounge/diner. Stairs leading to the first floor.

Cloakroom With WC and wash hand basin.

Lounge/Diner

A bright living and dining area with double doors leading to the front and to the back overlooking the decking area.

Kitchen

Well equipped kitchen, with a range of floor and wall units. Gas hob and oven with extractor over. Window overlooking the decking area.

First Floor

Bedroom 1

Double bedroom with build in wardrobe and en-suite shower. Sliding door leading to a Juliette balcony.

Bedroom 2

Double bedroom with built-in cupboard and sliding door to a Juliette balcony.



Bedroom 3  
Single bedroom with bunkbed to sleep two. Built in cupboard.

Family Bathroom  
Bath with shower over, WC and wash hand basin.

#### Information

Service & Maintenance Charge - £7,552.98 per annum.

Ground Rent - £460.96 per annum.

No pets allowed

EPC Rating  
Rating C.

Postcode PO41 0RJ.

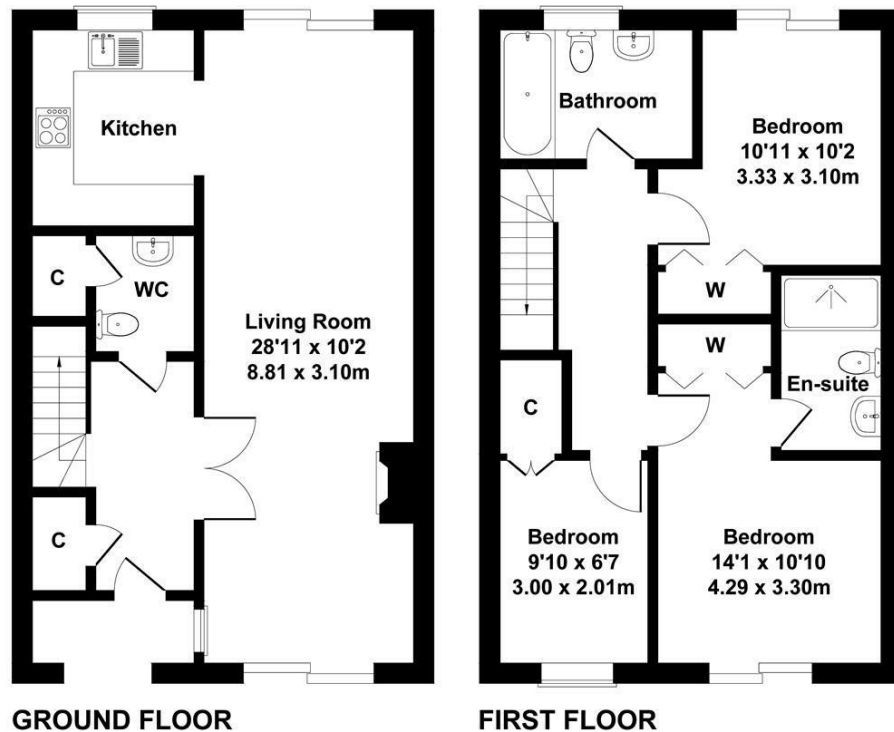
Services  
All main services are connected to the property.

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





Approximate Gross Internal Area  
1138 sq ft - 106 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.



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