

SPENCE WILLARD



21 The Vineyard, Yarmouth, Isle of Wight

This modern, easy to maintain bungalow, is finished to a good standard and set within a desirable retirement complex close to the popular harbour town of Yarmouth.

VIEWING

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A modern, easy to maintain bungalow offered chain free and finished to a high standard and set within a desirable retirement complex close to the popular harbour town of Yarmouth. Exclusively available to the over 55's. The Vineyard boasts delightful communal Mediterranean style terraced gardens, laundry and common rooms and a guest suite. The property itself benefits from double glazing throughout, gas central heating, a private courtyard garden and garage en bloc along with ample additional visitor parking.

The Vineyard is situated within the Port La Salle complex, just minutes away by car from the centre of Yarmouth with it's excellent sailing facilities, good selection of shops, pubs and restaurants and frequent ferry service to Lymington. The regular FYT bus services this complex.

ENTRANCE PORCH

With store cupboard and cupboard housing combination boiler.

ENTRANCE HALL

With laminated flooring, loft access, cloaks/storage cupboard and shelved airing cupboard.

LOUNGE

Good-sized light and airy room with a series of double-glazed doors making a 'glass wall' effect opening onto the large private paved terrace. The comfortable lounge area narrows to a dining area at one end with ample room for table and chairs. With radiators, TV aerial point and laminate flooring.

KITCHEN/DINER

Fitted with a good range of base and wall units and drawers, integral stainless steel sink, an electric cooker with a ceramic hob and extractor over. Integrated fridge freezer. Ceiling Velux roof light.

BEDROOM 1

Master bedroom with 2 arched windows to the front, built-in storage cupboards, radiator and fitted carpet.

BEDROOM 2

Single room with mirrored wall, arched double glazed window to the side and fitted carpet.

SHOWER ROOM

Well fitted suite comprising WC, hand basin and shower. Fully tiled walls, fitted carpet and heated towel rail. Ceiling Velux roof light.

OUTSIDE

The property boasts its own enclosed, paved terrace garden with attractive views and an outside tap. Residents also have use of the communal gardens within The Vineyard complex.

GARAGE EN BLOC

And additional parking for visitors.

TENURE

21 The Vineyard is Leasehold, and it is understood that all residents own a share in the company that owns the freehold - The Vineyard Plc. The Service Charge is about £1,600 per annum and covers the cost of building insurance, all external maintenance of the property including window cleaning, upkeep of the communal gardens and use of the laundry room, common room and guest suite. Cats and dogs are permitted.

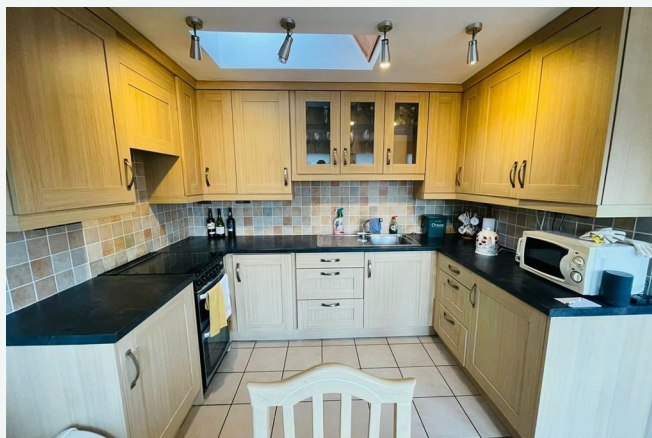
Council Tax Band C.

EPC Rating C.

Postcode PO41 0XE

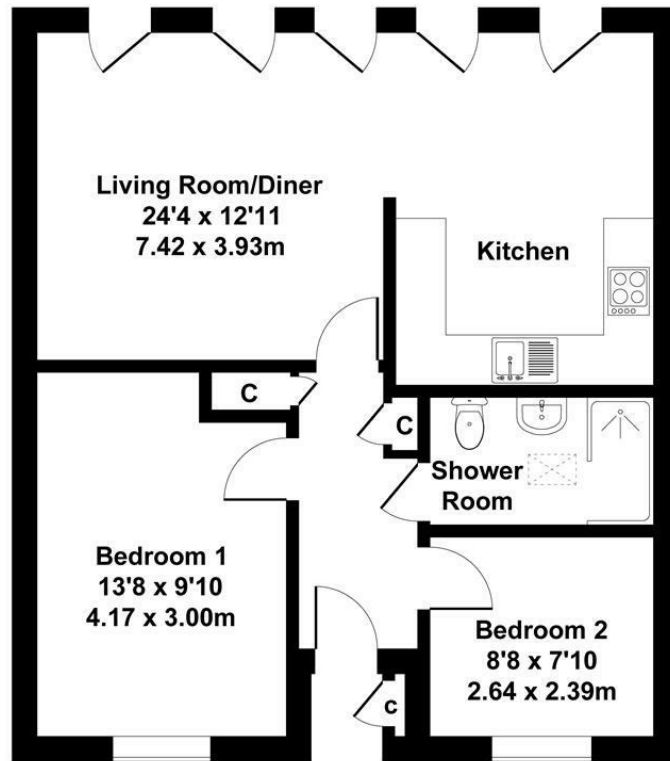
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Strictly by prior appointment with the sole selling agents, Spence Willard.



21 The Vineyard

Approximate Gross Internal Area
657 sq ft - 61 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. 2025



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