

# SPENCE WILLARD



3 Coastguard Cottage, Yarmouth, Isle of Wight



# *A centrally located, west facing two-bedroom, former Coastguard Cottage with commanding Harbour views and a modern garage.*

## VIEWING

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Offering magnificent views across the Harbour and Solent beyond, 3 Coastguard Cottage would make an ideal yachtsman's retreat, holiday home or primary residence. This is a former Coastguard Cottage situated within a prime position in the Conservation Area and close to the ferry terminal, shops and restaurants in the popular, historic, harbour town of Yarmouth.

This terraced cottage has the benefit of covered off road parking and is a minute from the harbour facilities. The property has a west facing garden and an east facing garden with outbuildings to the rear. The east brick-built outbuildings have power, w/c and space for washing machine and ample storage.

Yarmouth has a regular ferry service to Lymington, mooring facilities on the River Yar and yacht and sailing clubs. One of the advantages of the cottages is the immediate pedestrian access into Bridge Road, that leads straight into the shopping area in the Square.

### Entrance Hall

Stairs to the first floor with a useful understairs cupboard.

### Kitchen

Door to east facing kitchen fitted with an arrange of wall and base units with work surfaces over. Drainer sink unit. Space for washing machine and under counter fridge.

### Sitting Room/Diner

A good-sized west facing sitting room with an open fireplace at the southern end. Room for a dining table and chairs. Doors leading out into a conservatory.

### First Floor

#### Bedroom 1

A good-sized double with built in wardrobes and stunning West facing views over the Harbour and the Solent beyond.



#### Bedroom 2

East facing with an attractive outlook over the pretty courtyard garden to the rear.

#### Shower room

With shower, w/c and wash hand basin.

#### Front Garden & Parking Area

A stunning, private and enclosed sitting area with access from the highway alongside the modern garage with power installed.

The garage is a huge advantage to this property, given its central location and lack of private parking within the town. Pedestrian access is also in situ from a recently installed self-closing gate into Bridge Road, which serves the terrace of Coastguard Cottages.

#### Rear Courtyard Garden

Paved sitting area, gravel garden with an assortment of shrubs.

#### Services

Mains gas, drainage, water and electricity serve the property.

#### Tenure

Freehold.

#### EPC Rating

D

#### Council Tax Band

D.

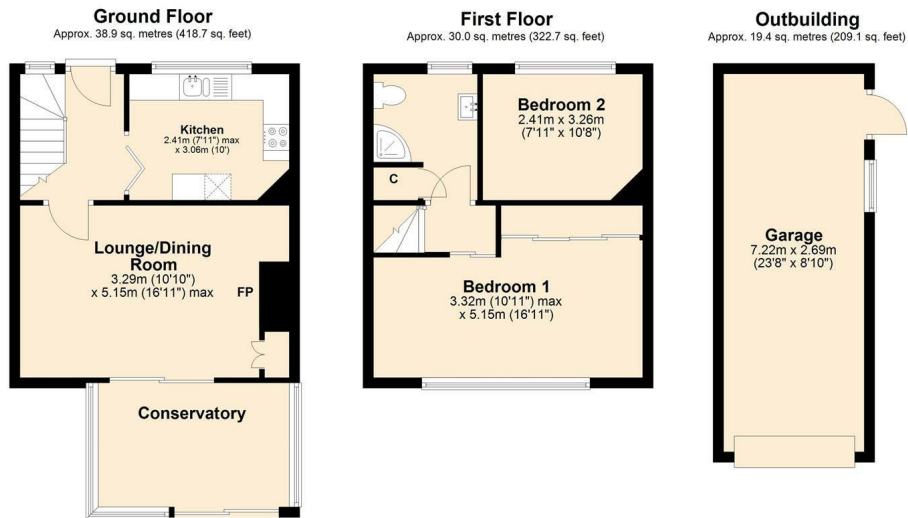
Postcode PO41 0PJ

#### Viewings

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







Total area: approx. 88.3 sq. metres (950.4 sq. feet)

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**3 Coastguard Cottages, Bridge Road, Yarmouth**



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