

SPENCE WILLARD



1 Port La Salle, Yarmouth, Isle of Wight



# *An extensively refurbished three-bedroom semi-detached cottage with a wonderful south facing enclosed garden with sea glimpses.*

## VIEWING

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1 Port La Salle has been the subject of a major refurbishment in 2023, which has been completed to a high standard. There is a wonderful, triple aspect sitting room which is a fabulous bright space with an attractive outlook.

The large sitting room links through to a well-equipped bespoke new kitchen with a south facing window overlooking the enclosed front garden. There are three bedrooms with a family bathroom and a large attic. Port La Salle is a sought-after private development around a mile to the east of the historic harborside town of Yarmouth and benefits from being a short coastal walk into town along the coastal footpath or pavement. The principal bedroom has the benefit of a shower room en-suite with wash hand basin and WC. There is a family shower room with wash hand basin and WC.

Furthermore, the FYT bus calls into Port La Salle on a regular basis. There is off street parking in front of the property for up to 3 cars.

### Outside

There is a lovely garden with newly laid turf and a raised deck offering sea glimpses towards The Solent and plenty of space for a potting shed. This is a wonderfully sunny area and is a blank canvas for a new owner who is keen on gardening.

### Tenure

Freehold

### Services

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

### EPC Rating

C.

### Council Tax

Band D.

### Postcode

PO41 0XD



#### Viewings

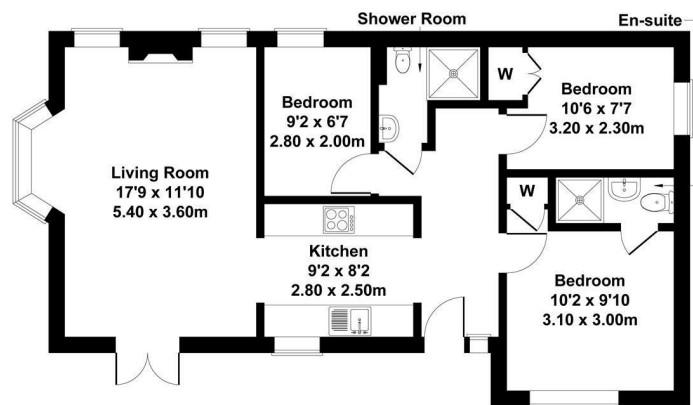
All viewings will be strictly by prior arrangement with the selling agent, Spence Willard.





## 1 Port La Salle, Bouldnor Yarmouth, Isle of Wight, PO41 0XD

Approximate Gross Internal Area  
710 sq ft - 66 sq m



### GROUND FLOOR

#### 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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