

SPENCE WILLARD



1 Tides Reach, Yarmouth, Isle of Wight

A rare opportunity to purchase a well-presented top floor apartment situated in the heart of this popular Town and delivering arguably the best views from any property available in Yarmouth.

VIEWING

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



1 Tides Reach benefits from its own access from the side and private stairway. It has been well maintained by the current owners and benefits from a fitted kitchen and upgraded bathroom, double glazing throughout and is finished to a good decorative standard. The property has the use of communal lawns to the front with a glorious outlook over the River Yar Estuary. There is a shed and a useful lobby/storage room on the ground floor alongside the front door.

There is one double bedroom, a light and bright living room with magnificent river views to the west and up towards the town and Tennyson Monument. There is a separate kitchen with amazing views. This property would make an ideal 'lock up and leave' coastal retreat or letting investment.

1 Tides Reach is positioned in a highly sought after part of Yarmouth, a popular Harbour Town on the Island's north-west coast and offers residents and visitors excellent sailing facilities. There is almost direct access onto the beautiful River Yar footpath from the property. In the town there is a good selection of local shops, pubs and restaurants along with access to miles of picturesque walks along the Yar Estuary and on to surrounding unspoilt countryside and coastal paths. There is a mainland car ferry service operating from Yarmouth to Lymington, with good onward transport links via road or rail to the rest of the country.

Front Door opens into:
Ground floor lobby to stairs to:

Bedroom

A comfortable east facing double bedroom with radiator and window to the front.

Bathroom

Well fitted with suite comprising bath with mains shower over, pedestal basin and WC. With fully waterproof boarded walls and floor

and window to front.

Lounge/Diner

A light and bright living room with large window to the rear giving stunning views of the River Yar, surrounding countryside and Tennyson Downs beyond.

Kitchen

Modern, well fitted kitchen with a good selection of floor and wall mounted units comprising cupboards and drawers. Again, this room offers the stunning views of the River Yar and beyond. With door to outside.

Outside

To the front the property the approached is via a side pathway set back from the road. A side alleyway leads to the communal rear garden with fantastic views; A large, lawned area enclosed by fencing with a storage shed and use of a drying area with washing lines.

Services

All mains services connected.

EPC Rating D

Council Tax B

Postcode PO41 0QZ

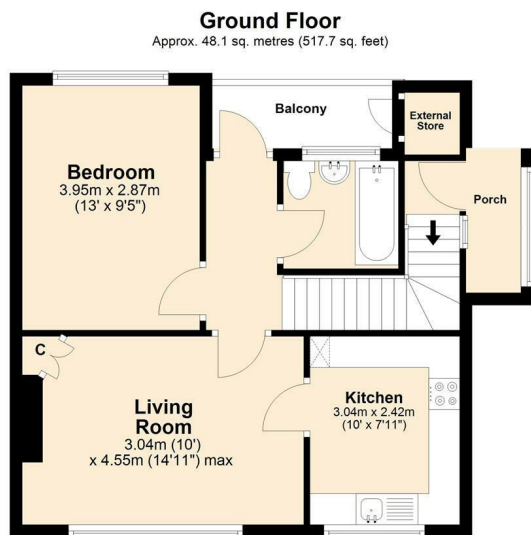
Tenure

Lease 125 Year from 11 September 1989.
Ground Rent - £10 per annum.
Maintenance Charge - £156 per quarter

Viewings

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





Total area: approx. 48.1 sq. metres (517.7 sq. feet)

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Plan produced using PlanUp.

1 Tides Reach, Mill Road, Yarmouth



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