

# SPENCE WILLARD



6 Mountfield, Yarmouth, Isle of Wight

*A substantial and recently modernised 3 bedroom semi-detached house, situated within walking distance of the shops and ferry terminal in this popular historic harbour town.*

VIEWING

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The property offers good flexible family accommodation with some sea views across Yarmouth Common from the front and side, and features gas central heating, double glazing and a good size, sunny rear garden with a southerly aspect.

**Entrance Porch**

A recent extension with radiator and double glazed windows and entrance door through to entrance hall with, stairs off to the first floor with understairs storage cupboard.

**Sitting Room**

Double glazed window to the front, radiator and doors leading out into the large conservatory which is all on the same floor level. Wood burning stove.

**Kitchen/Breakfast Room**

Fitted with an extensive range of modern wall and base units and drawers and an inset sink unit. Worcester Combi boiler. Door to recently constructed utility room wing.

**Utility Room**

A modern addition to the property comprising of a useful utility room leading through to a shower room with WC and wash hand basin. Side door to rear garden.

**Conservatory**

Excellent size, south facing conservatory with direct access into the garden and enjoys a lovely aspect across the rear garden.

**Landing**

Double glazed window to the side with view towards Yarmouth Common and the sea beyond. Access to the loft space, fitted carpet, radiator and built in shelved storage cupboard.

**Bedroom 1**

Double glazed window to the rear, and built in wardrobe cupboard.

**Bedroom 2**

Double glazed window to the rear and built in wardrobe cupboard.

**Bedroom 3**

Double glazed window to the front with winter sea glimpses.

**Bathroom**

With suite comprising low level WC, pedestal wash hand basin and panelled

bath with tiled surround, shower unit over and screen to the side.

#### Outside

The front garden is enclosed by short walling and fencing and mainly laid to hard standing for reduced maintenance. There is a pedestrian gated access with pathway leading to the front entrance.

The rear garden is enclosed by timber fence. The garden has been significantly re-landscaped over the past few years with lawn, terrace and stone. Wood stall, pond, soft fruit cane bed and shrubs. Two storage sheds at the rear of the garden.

#### Parking

Parking is on street permit parking. Permits are obtained from Isle of Wight Council;

Two permits may be issued per household. Permits will be issued for a 12-month period from the date of issue. The costs are £72 for the first vehicle and £100 for the second vehicle.

This permit will allow parking within the designated bays of the relevant parking zone. These bays are denoted by signage with the name of the zone stated. The permit cannot be used outside of the relevant parking zone.

#### Services

Mains water, gas, drainage and electricity serve the property. There are solar panels with an approximate income of £950 per annum.

Council Tax Band C.

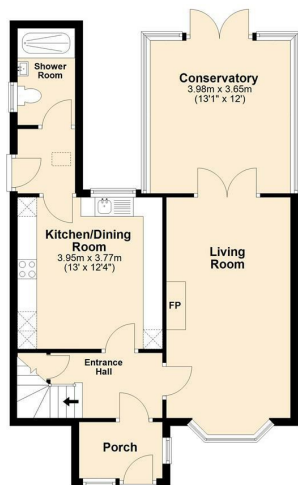
EPC Rating C.

Post Code PO41 OPS

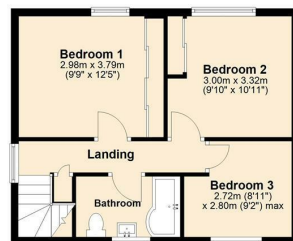
Viewings All viewings will be strictly by prior arrangement with the sole selling agent.



**Ground Floor**  
Approx. 65.8 sq. metres (707.9 sq. feet)



**First Floor**  
Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 106.5 sq. metres (1146.4 sq. feet)

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**6 Mountfield, Tennyson Road, Yarmouth, PO41 0PS**



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