

SPENCE WILLARD



2c Linstone Drive, Norton, Yarmouth, Isle of Wight

A modern attached two bedroom bungalow located in a cul-de-sac of similar properties close to Fort Victoria.

VIEWING

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The property is a relatively modern build with reduced maintenance in mind and offers good accommodation comprising, two bedrooms to the front, a generous lounge/diner leading out to the rear garden, a fitted kitchen and bathroom. The property features a gas central system and double glazed windows throughout. Outside, there are well stocked gardens to both the front and rear as well as off road parking.

LOCATION

Located in the Westhill area of Yarmouth near Fort Victoria, this property is quietly positioned in a cul-de-sac among similar homes. It's just a few minutes' drive from Yarmouth town centre, offering a variety of shops, restaurants, and access to the mainland ferry terminal. Freshwater village is also within a ten-minute drive, providing convenient amenities such as local shops, a supermarket, library, health centre, leisure centre, and swimming pool. This makes the property an ideal choice for those seeking easy access to the mainland, local beaches, scenic walks, sailing, and other leisure activities.

ENTRANCE HALL

LOUNGE/DINER

21'7" x 10'11" max

A generous reception room with doors leading out to the rear garden.

KITCHEN

10'11" x 7'6"

Fitted with a range of cupboards, drawers and work surfaces incorporating a sink unit and built-in ceramic hob with cooker hood over and electric oven beneath.

BEDROOM 1

13'8" x 9'0"

A good double bedroom with an outlook to the front.

BEDROOM 2

9'0" x 9'10"

Another good bedroom with a similar outlook to Bedroom 1.

BATHROOM

with suite comprising WC, wash basin and a bath with electric shower over.

OUTSIDE

To the front of the property is an open plan area of garden mainly laid to lawn and stocked with a variety of plants and shrubs. A block paved driveway provides good off road parking together with ramped access to the main entrance and a gated side access to the rear garden.

The rear garden is enclosed by fencing, mainly laid to lawn and stocked with a good range of established plants and shrubs together with a paved patio area and a timber garden shed.

COUNCIL TAX BAND

C

EPC RATING

tbc

TENURE

Freehold

POSTCODE

PO41 0RL

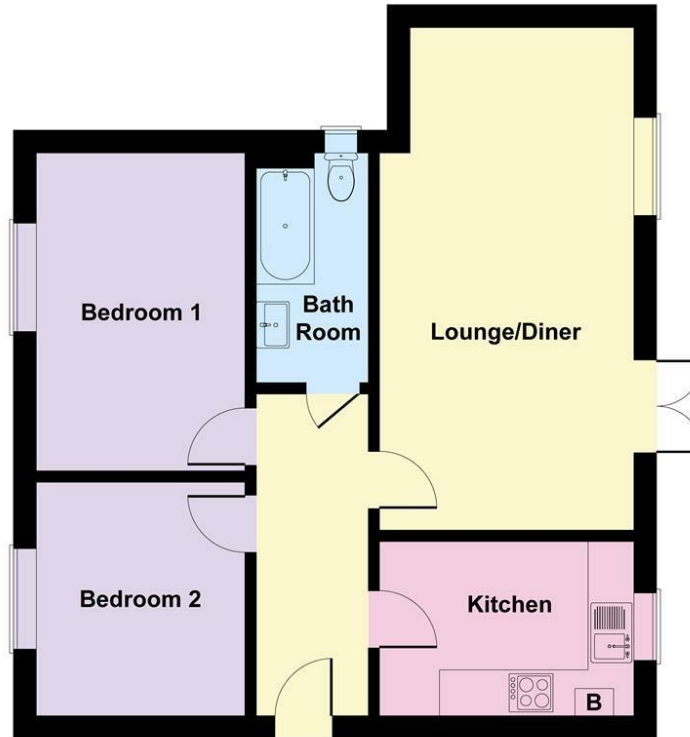
VIEWING

Strictly by appointment with the selling agent Spence Willard.





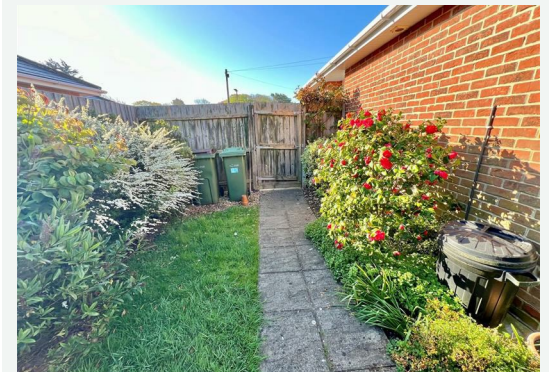
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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