

SPENCE WILLARD



Saltbox B6, Yarmouth, Isle of Wight, PO41 0RJ

A beautifully presented one bedroom, fully furnished holiday home located at The West Bay.

VIEWING

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Perfect for two guests, this one bedroom holiday cottage is designed to maximise space and is well-equipped and sold fully furnished.

Kitchen/Diner/ Sitting Room

Glass fronted wall and floor cupboards with an integrated gas hob, oven, and extractor fan. Double stainless-steel sink. Room for a dining table and two chairs. The west facing sitting room is filled with natural light with French doors leading to the decked area where you can enjoy views over the well kept communal gardens.

Bedroom

Good sized double with a door leading to to the front of the cottage with views over the communal garden

Bathroom

Bath with shower over, WC and wash hand basin. Partly tiled and clad with tongue and groove.

Services

All main services are connected to the property.

Tenure 125 years from 2006.

Service & Maintenance Charge - £4,287.26 per annum.

Ground Rent - £460.96 per annum.

No pets allowed

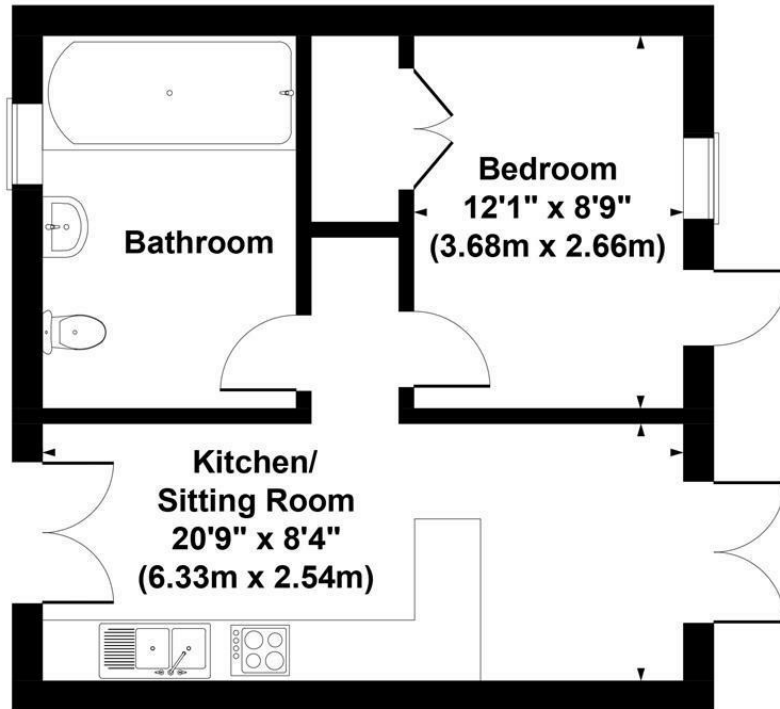
EPC Rating C

Viewings

Strictly by appointment with the selling agents, Spence Willard.



**Approximate Gross Internal Area
434 sq ft - 40 sq m**



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.

Produced by Potterplans Ltd.



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