

# SPENCE WILLARD



1 Wellington Square, Yarmouth, Isle of Wight

# *A spacious and recently refurbished 4 bedroom end of terraced house with designated parking and stunning views across the surrounding area*

VIEWING

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



1 Wellington Square comprises of well proportioned, light and airy accommodation set over three floors with four bedrooms, (three of which have modern en-suite facilities) and a good-sized ground floor living space. The property has the added benefit of designated parking.

It is situated within a small private close of only ten houses, constructed approximately 22 years ago by an NHBC registered builder of good reputation, ideally located close to the picturesque River Yar and Yar Estuary - a protected nature reserve. Just a short walk from Yarmouth town centre, a popular and bustling harbour town offering a good selection of local amenities and a car ferry service to the mainland.

The property provides spacious family accommodation with the benefits of a separate dining room and adjoining sitting room. There is a double aspect kitchen with lovely aspects.

Partially glazed Front Door opening into:

#### HALLWAY

With stairs to first floor

#### KITCHEN

A light and bright double aspect room with a fitted kitchen comprising a good selection of floor and wall mounted cupboards, and drawers. With an integrated, gas hob and extractor hood over. Single sink with drainer, tiled splash backs.

#### SITTING ROOM & DINING ROOM

An attractive south facing, neutrally decorated room with lovely views over the front communal gardens. There is a large under stairs storage cupboard and access through French doors into the dining room which offers a lovely aspect over the rear enclosed garden. Both rooms deliver plenty of natural light into the house from large double-glazed windows.

**CLOAKROOM**

Useful, downstairs cloakroom with WC, wash hand basin and radiator.

**FIRST FLOOR**

Landing with cupboard housing hot water tank with shelved recess. Doors off to;

**BEDROOM 2**

A large, north facing double bedroom with an en-suite shower room with wash hand basin and WC.

**BEDROOM 3** Comprising a large bedroom on the second floor with en-suite bathroom with hand basin and WC.

**SECOND FLOOR**

With stairs to:

**BEDROOM 1**

A large, south facing double bedroom with an en-suite shower room with wash hand basin and WC. A skylight window offering lovely views to the south.

**BEDROOM 4**

A skylight window offering lovely views to the north. West facing gable window.

**OUTSIDE**

To the rear of the property there is a private, courtyard style garden. The property benefits from having designated parking. To the front of the house there is a small, well established garden providing seating areas. A path leads from the parking area to the house and there is side access to the front door and rear garden.

**SERVICES**

All mains services are connected.

**EPC RATING**

C

**COUNCIL TAX**

Band E

**POSTCODE**

PO41 0LB

**VIEWINGS**

Strictly by appointment with the sole selling agents, Spence Willard

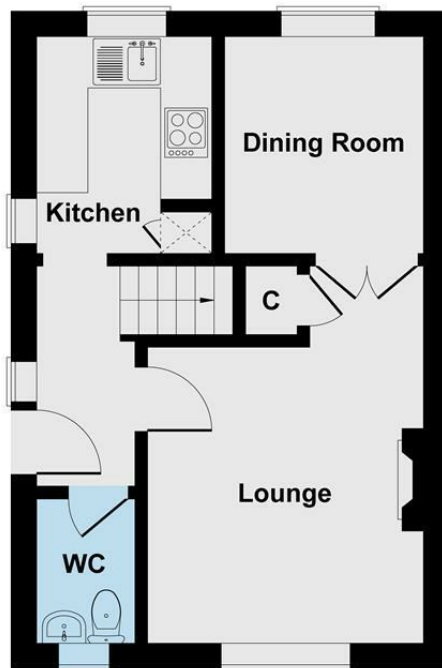




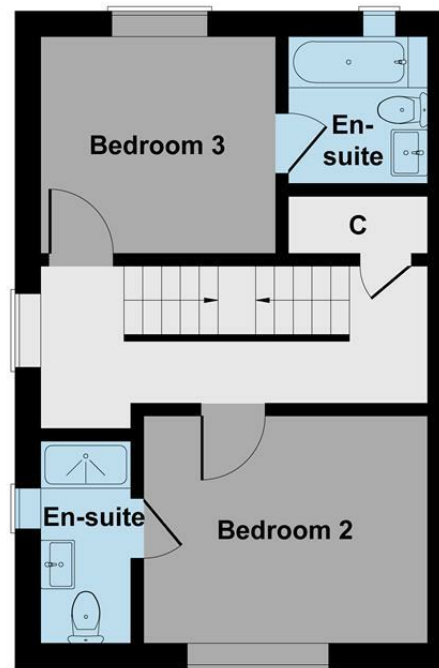


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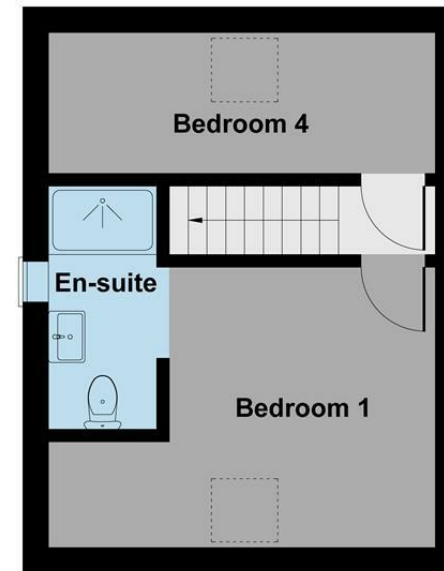
Approximate Gross Internal Area  
1216 sq ft - 113 sq m



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND 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.

**Produced by Potterplans Ltd. 2026**

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