

SPENCE WILLARD

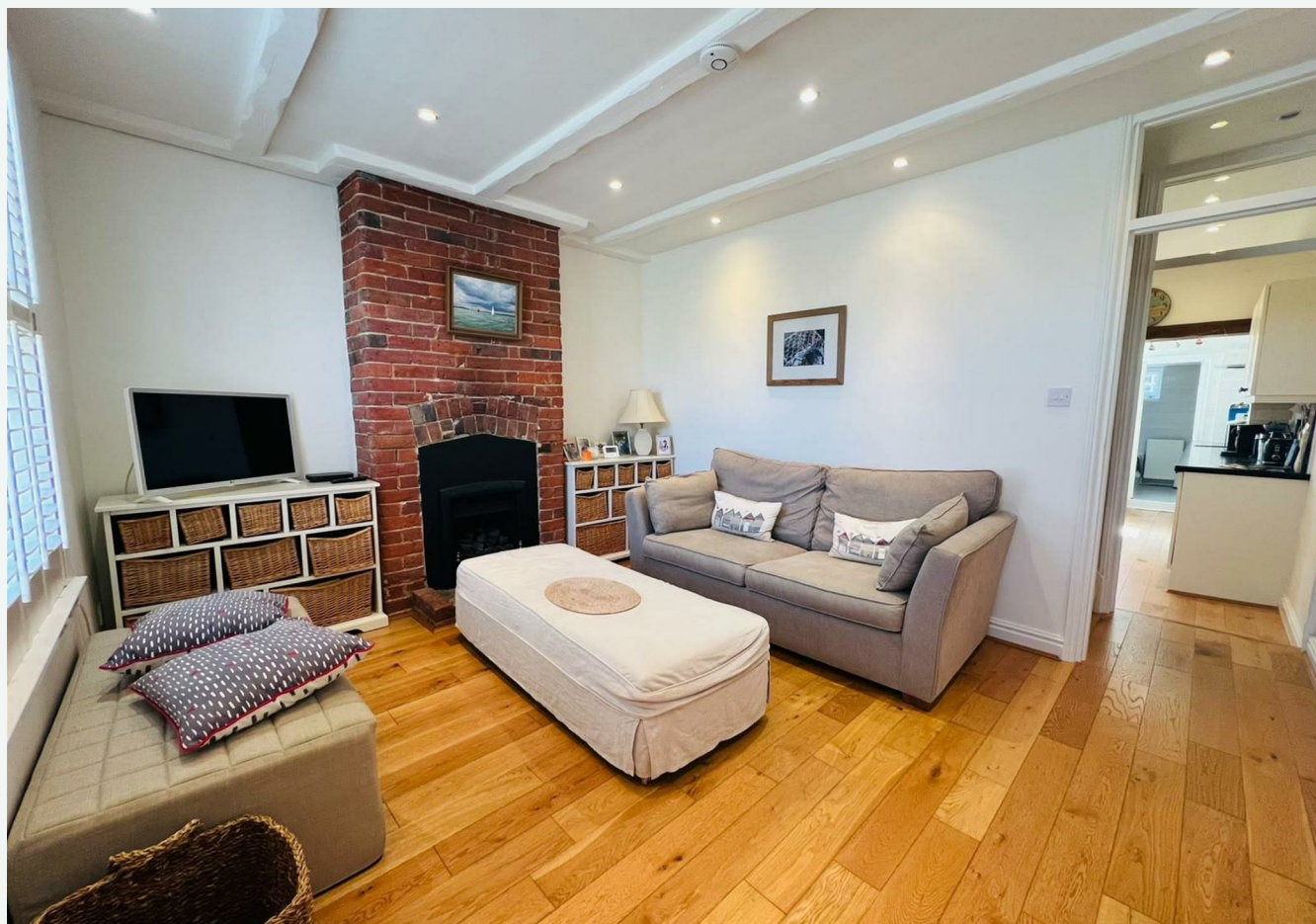


Tyntern, Yarmouth, Isle of Wight

*An excellent opportunity to purchase a comfortable and well-presented 2-bedroom house, situated in a sought-after road close to the town centre and has been upgraded throughout over recent years.*

VIEWING

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Tyntern is an attractive mid terrace, period property, retaining many original features whilst having all the comforts of modern living with a newly fitted bespoke kitchen, new UPVC double glazing throughout and gas central heating. The property boasts a homely feel, with two reception rooms, a light and bright kitchen and bathrooms on both ground and first floor.

The current owner has kept the property in excellent condition, in tasteful neutral shades giving the property a fresh, bright feel and making it an ideal prospect for those looking either for a convenient weekend base in Yarmouth, or for a property suitable to use on the holiday or long-term rental market.

South Street is a two-minute walk from the centre of this bustling harbour town renowned for its excellent sailing facilities and friendly local community. With a good selection of local shops, pubs and restaurants and a car ferry service to Lymington, with good onward transport links to the rest of the country. The Yare Estuary, an Area of Outstanding Natural Beauty (National Landscape), offers miles of pleasant walks along the river and connecting onto unspoilt countryside and farmland.

Front Door opening into;

#### SITTING ROOM

A good-sized east facing room with a light and spacious feel and bespoke timber blinds. Central fire place and oak flooring. Doorway leading through to:-

#### KITCHEN/DINER

A gloriously light and sunny west facing room with a pleasant aspect over the rear courtyard garden. A stylish, bespoke fitted kitchen comprising wall mounted and floor cupboards and drawers. There is a very useful storage cupboard room under the stairs leading off this room.

Side door to rear garden.

#### GROUND FLOOR BATHROOM

With suite comprising a white bath with shower over, wash hand basin and WC.

#### FIRST FLOOR

Landing, with doors off to;

#### BEDROOM 1

A good-sized double bedroom with rear, westerly facing window giving views over the rear garden and surrounding rooftops. With built-in cupboard and door to;

#### ENSUITE SHOWER

A stylish, modern suite comprising shower fitment over, wash hand basin and WC.

#### BEDROOM 2

Another comfortable east facing double bedroom with large window to the front. With built-in corner cupboard and additional built-in over-stairs cupboard for useful further storage.

#### OUTSIDE

Tyntern has an enclosed private courtyard style garden raised deck and attractive walls. The garden is arranged with low maintenance in mind. There is gated access onto Alma Place.

#### SERVICES

All mains' services are connected

#### EPC RATING

D

#### COUNCIL TAX Band C

#### POSTCODE PO41 0QG

#### VIEWINGS

Strictly by prior appointment with the selling agent, Spence Willard



**Ground Floor**  
Approx. 35.8 sq. metres (385.1 sq. feet)



**First Floor**  
Approx. 32.6 sq. metres (350.9 sq. feet)



Total area: approx. 68.4 sq. metres (735.9 sq. feet)  
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 Plan produced using PlanUp.

**Tyntern, South Street, Yarmouth**



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