

# SPENCE WILLARD



9 Mill Terrace, Yarmouth, Isle of Wight

*A well-presented and characterful, three-bedroom end of terrace cottage located in a sought-after area and offering some of the best views available in this historic harbour side town*

VIEWING

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



Set within an enviable position just a few feet from the River Yar Estuary, 9 Mill Terrace, offers truly magnificent views across much of River and stunning west wight countryside beyond. This pretty period cottage is a short walk from the centre of town and also allows direct access onto the River Yar Footpath. The property benefits from a wonderful west facing garden which again, overlooks the River Yar and has a gate to the footpath.

There are three bedrooms on the first floor with the main bedroom offering truly impressive west facing River views – leading off the double bedroom is a large shower room with w/c and wash and basin. On the east side of the house are two further bedrooms one of which would also make a perfect study for home working. The ground floor comprises of a good sized sitting room and dining room, leading into the well equipped kitchen with a good range of wall and base units. There is a rear door leading from the kitchen into the enclosed back garden. There are stunning views from the kitchen and first floor bathroom and the house generally has several useful built in storage wardrobes etc.

Outside, the rear/main garden is partly paved with gravel for easy maintenance. A path leads through to the gate allowing access to miles of coastal and country walks. The centre of Yarmouth is within 5 mins walk of the property, where there is an excellent range of amenities including two sailing clubs, two ferry services, shops and restaurants. To the front of the house there is a small section of garden between Mill Road and the house.

Tenure Freehold.

Services Mains services are connected to the property

EPC Rating C

Council Tax Band C

Postcode PO41 0RA

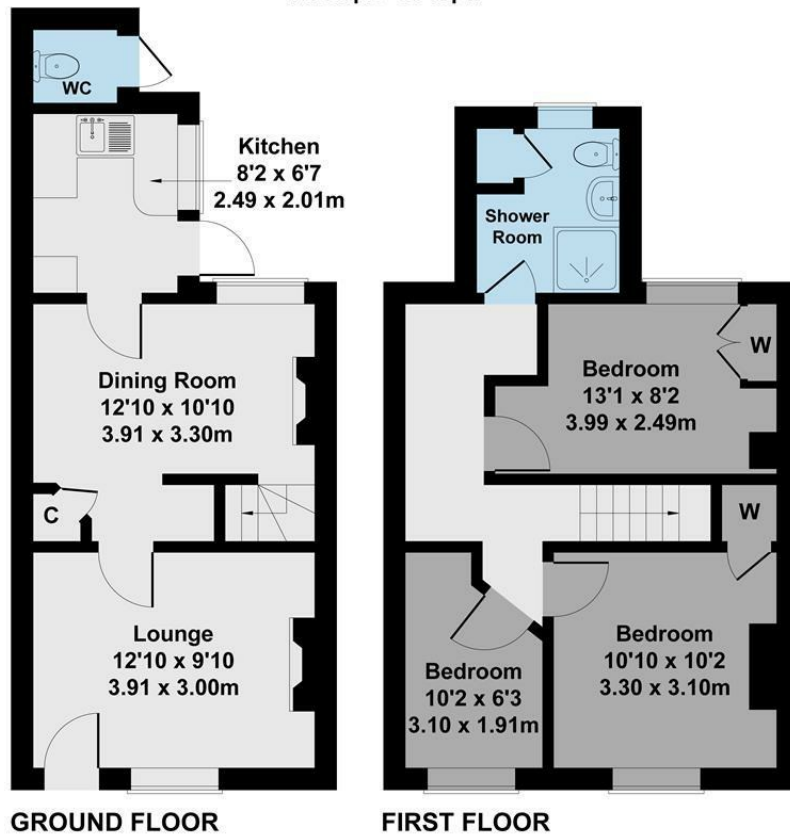
Viewings

Strictly by appointment with the sole selling agents, Spence Willard.



# 9 Mill Terrace, Yarmouth

Approximate Gross Internal Area  
732 sq ft - 68 sq m



GROUND FLOOR

FIRST 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.

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### Important Notice

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