

# SPENCE WILLARD



Vermont J29, Halletts Shute, Norton, Yarmouth, Isle of Wight, PO41 0Rj

A fabulous two-bedroom holiday cottage located situated within the stylish and popular West Bay on the outskirts of Yarmouth.

#### VIEWING

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The property is pleasantly tucked away in a quieter part of the complex and offers light and airy accommodation, including gas central heating, double glazing and well-appointed kitchen and bathroom. The property is well maintained and receives sun all day long and faces the green where you can watch the children play.

**SITTING ROOM** A comfortable sitting room with sliding patio doors opening out to the front patio area, built-in display shelving, and opening through to;

**KITCHEN/DINER** The kitchen area comprises a good selection of sleek, white fitted floor and wall mounted units and ample working surfaces. With inset double bowl stainless steel sink, integrated fridge/freezer, integral oven, and gas hob with extractor hood over. Space for dishwasher. Light, bright dining area with double doors opening out to the rear decked seating area.

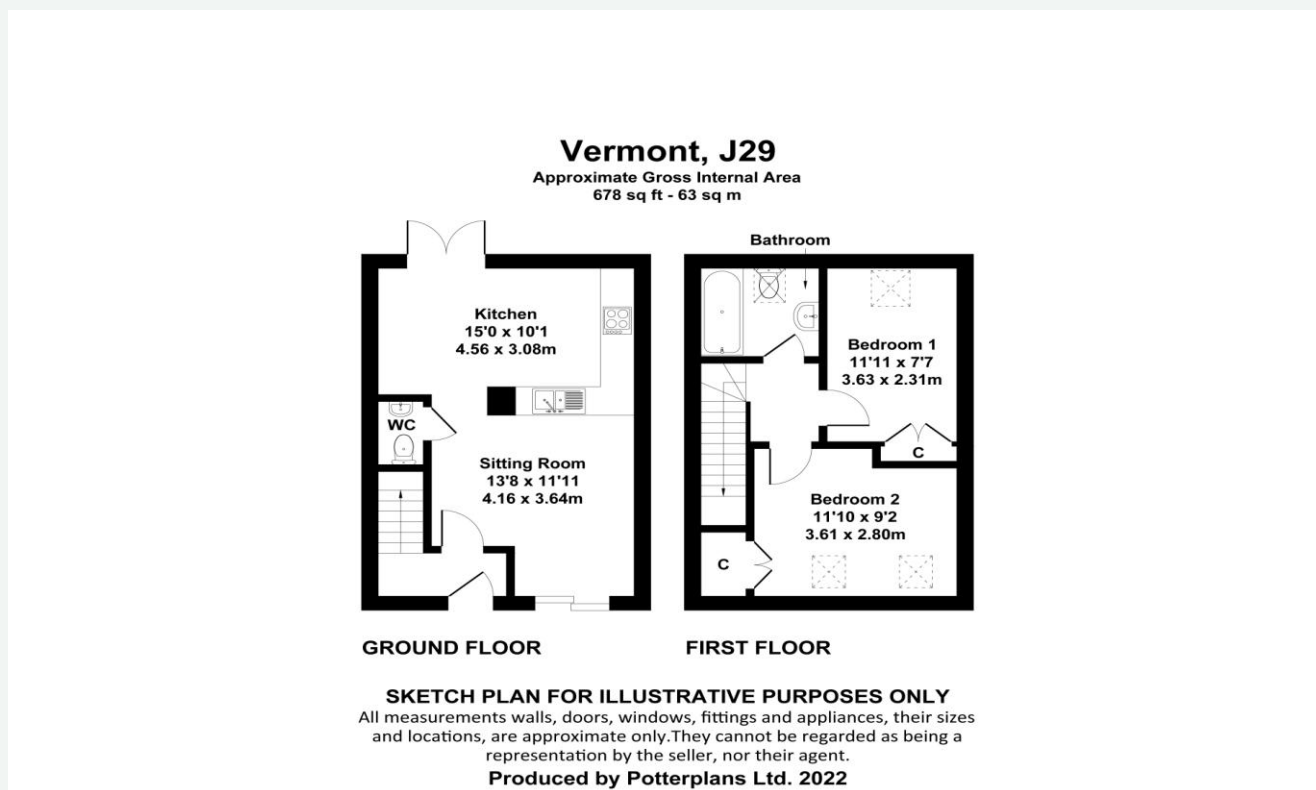
**FIRST FLOOR** Landing with doors off to;

**BEDROOM 1** A good sized double bedroom, double Velux windows and window to the front with shutters.

**BEDROOM 2** Comfortable twin room with built-in storage cupboard and Velux window.

**BATHROOM** With suite comprising panelled bath with mains shower over, WC and basin set on vanity unit with cupboards under. Partly tiled, heated towel rail.

**OUTSIDE** To the front of the property there is a



decked seating area with table and chairs overlooking the communal gardens.

**SERVICES** All main services are connected to the property.

**EPC RATING** TBC

**TENURE** Lease - 125 years from 2006.

Service & Maintenance Charge - £4,100 per annum.

Ground Rent - £365.40 per annum.

No pets allowed

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