

SPENCE WILLARD



29 Bouldnor Mead, Bouldnor, Yarmouth, Isle of Wight, PO41 0LA

A truly immaculate three bedroom detached modern home offering some of the finest southerly views across West Wight, flexible accommodation, an integral garage – and all just a short walk from Yarmouth

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761 005 WWW.SPENCEWILLARD.CO.UK



Constructed in 2020 this house is part of the sought after and recent Bouldnor Mead development that is located on the outskirts of Yarmouth, and it is the most recent development in the Yarmouth area for years. The current owner has made some significant improvements to the house which is presented in excellent condition throughout. The property is being sold with the residue of a 10-year Premier House Build Guarantee.

29 offers flexible living accommodation with a large open plan kitchen/diner with large doors opening out onto the garden.

THE PROPERTY FEATURES THE FOLLOWING:

- Panoramic southerly views
- Construction by a builder of high repute - DN Associates Ltd (Est. 1999)
- Garaging and off -street parking
- 15-minute walk to Yarmouth/3-minute car journey
- Quiet, semi-rural location and close to the sea
- Freehold tenure
- About 200m from the coastal footpath
- Bus stop about 100m from the development
- Residue of a 10-year Premier House Build Guarantee

THE PROPERTY BENEFITS FROM:

- Underfloor heating on the ground floors
- Energy efficient lighting
- Newly fitted internal blinds & shutters
- Double glazed energy efficient windows
- Terrace overlooking your garden with fine views from the first floor

Close-by there is an excellent range of facilities including a yacht and dingy sailing club, mainland ferry links, pubs, restaurants, shops, delicatessen, doctor/dental surgery, post office and primary school. Access to excellent coastal and country walks can be enjoyed from Bouldnor Mead.

KITCHEN Designed to meet all the needs of modern living, the well-designed Shaker style kitchen is fully equipped with an integrated oven, gas hob with stainless steel extractor, sink with mixer taps, fridge/freezer, integrated dishwasher. New tiling has been installed and there are fabulous views from the kitchen. Alongside this room is a well-equipped **UTILITY ROOM** with rear door to the garden and door access into the good-sized integral garage.

BATHROOM White bathroom chinaware fitted cabinets creates an uncluttered area with storage. Thermostatic controlled shower, chrome finished taps, heated towel rail.

FLOORING Engineered oak flooring runs through to the kitchen, dining, hall and sitting room.

LANDSCAPING Well thought out and low maintenance garden. The property has a hard laid rear patio terrace and lawn with bedding and mature plants. An extendable electronic sun awning has been fitted which covers most of the rear terrace if required.

WARRANTY Residue of a Premier House Builders 10-year warranty.

SERVICE CHARGE The new Boulder Meadows development is private and therefore accessed from an un-adopted road. The annual service charge per property is approximately £234.00 per annum. This will cover the costs of the maintenance of items such as the following: - communal areas including the road, pump maintenance (which feeds the mains sewer) and servicing of subterranean rainwater attenuation tanks.

COUNCIL TAX E.

TENURE: Freehold

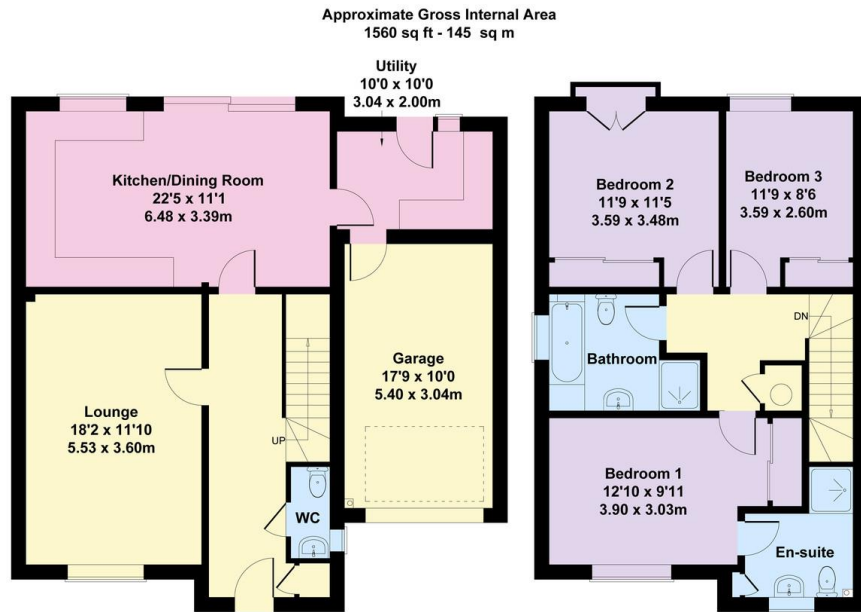
POSTCODE: PO41 0LA

SERVICES: Mains water, electricity, gas, and drainage serve each property.

EPC RATING: B

VIEWINGS: All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard. The Square, Yarmouth, Isle of Wight, PO41 0NP





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. 2019

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.