

SPENCE WILLARD



Ermelo Station Road, Yarmouth, Isle of Wight, PO41 0QX

A superb opportunity to acquire a three bedroom semi-detached house with off street car parking and a wonderful south facing garden.

VIEWING

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Ermelo is located along a popular road with excellent access onto the River Yar footpaths and just a few minutes' walk from the centre of the historic harbour town of Yarmouth. The location benefits from being close to the Freshwater/Yarmouth cycle path and Off The Rails Restaurant.

The property offers excellent potential and would now benefit from modernisation throughout. The ground floor has a large open plan sitting room/diner with a fireplace and a separate kitchen which overlooks the south facing garden to the rear. There is a useful side covered lobby/porch and large ground floor bathroom/WC.

One of the great attractions to this property is the off street car parking, which is located at the end of the garden, it also works well for boat storage. There is the potential to construct good size garaging (subject to obtaining any necessary consents) should it be required.

The property is within a stone's throw from the Yarmouth to Lymington Ferry and the Harbour itself which includes an excellent range of amenities such as restaurants, pubs, shops, dentist, doctor's surgery and two yacht clubs.

The first floor of the property has two double bedrooms and a further south facing single bedroom offering fine views towards the River Yar and the Downs beyond.

The house benefits from the pedestrian access gate from Station Road, whilst there is a vehicular right of way to the rear of the property leading to private off street car parking. There is a good sized and low maintenance garden to the rear and smaller walled garden to the front of the property. There is the potential to create further parking should it be required, by enlarging this area into the garden.

Tenure Freehold. It is understood there is a Right of Way leading to the parking area over an un-adopted driveway.

Services All mains' services are connected to the property.





TENURE: Freehold

POSTCODE: PO41 0QX

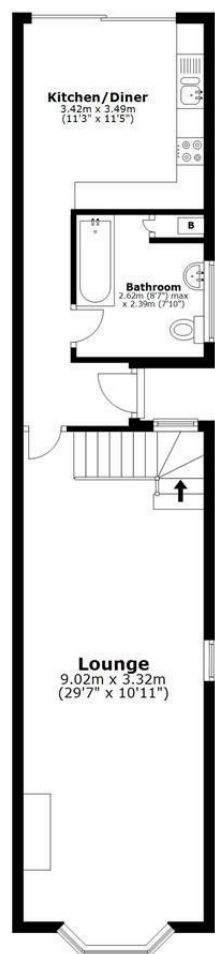
SERVICES: All mains' services are connected to the property.

EPC RATING: D



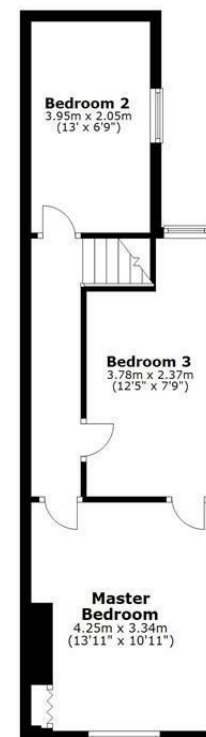
Ground Floor

Approx. 53.9 sq. metres (580.3 sq. feet)



First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 92.7 sq. metres (997.3 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Plan produced by www.drawmeafloorplan.co.uk, part of Valerien Property Services Ltd.
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