

SPENCE WILLARD



Westfield, Yarmouth, Isle of Wight

An immaculately presented four-bedroom, single story residence located within a large plot, only a few minutes' walk from the centre of Yarmouth.

VIEWING

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



It's not that often that a very well presented large bungalow comes up for sale, within close proximity to Yarmouth. In recent history, the property under went a major refurbishment which now offers fantastic light and airy accommodation with large rooms within a significantly sized plot with a high level of seclusion. Westfield benefits from an attached garage, and a stunning, relatively low maintenance garden with three terrace/decking areas. One of the decking areas allows for stunning country views together with an attractive aspect of Yarmouth town.

The property offers flexible accommodation with a large open plan kitchen /diner leading through into a good sized east facing sun room. There is a large sitting room with a wood burner located in one corner and east and west facing windows. A study/bedroom 4 leads off the sitting room with bifold doors opening out onto a south facing decked area. The principle bedroom suite has the benefit of a dressing room and new and impressive shower room en-suite. All the bedrooms are doubles and quality built-in cupboards are provided in two of them. There is new flooring in the entrance hall and passage way. An external shower room with heating, WC and a large stainless steel basin can be found at the rear of the garage.

The whole plot is situated within a wonderful elevated location above Halletts Shute enabling a fantastic sunny and light offering. Sandhard Beach is within a five-minute walk of the property and the centre of Yarmouth about 10 minutes' walk by pavement. Close to the property is the footpath which leads down towards The River Yar which links up to the footpath towards Freshwater.

The historic town of Yarmouth offers a range of facilities and amenities including a yacht and sailing club, pubs, restaurants, shops and a regular mainland ferry link providing direct rail access to London.

TENURE

Freehold.

COUNCIL TAX

Band G.

EPC

Rating TBC.

SERVICES

Electricity, gas, mains water and drains serve the property.

POSTCODE
PO41 0SB

VIEWINGS
All viewings will be strictly by prior arrangement with the selling agent,
Spence Willard.

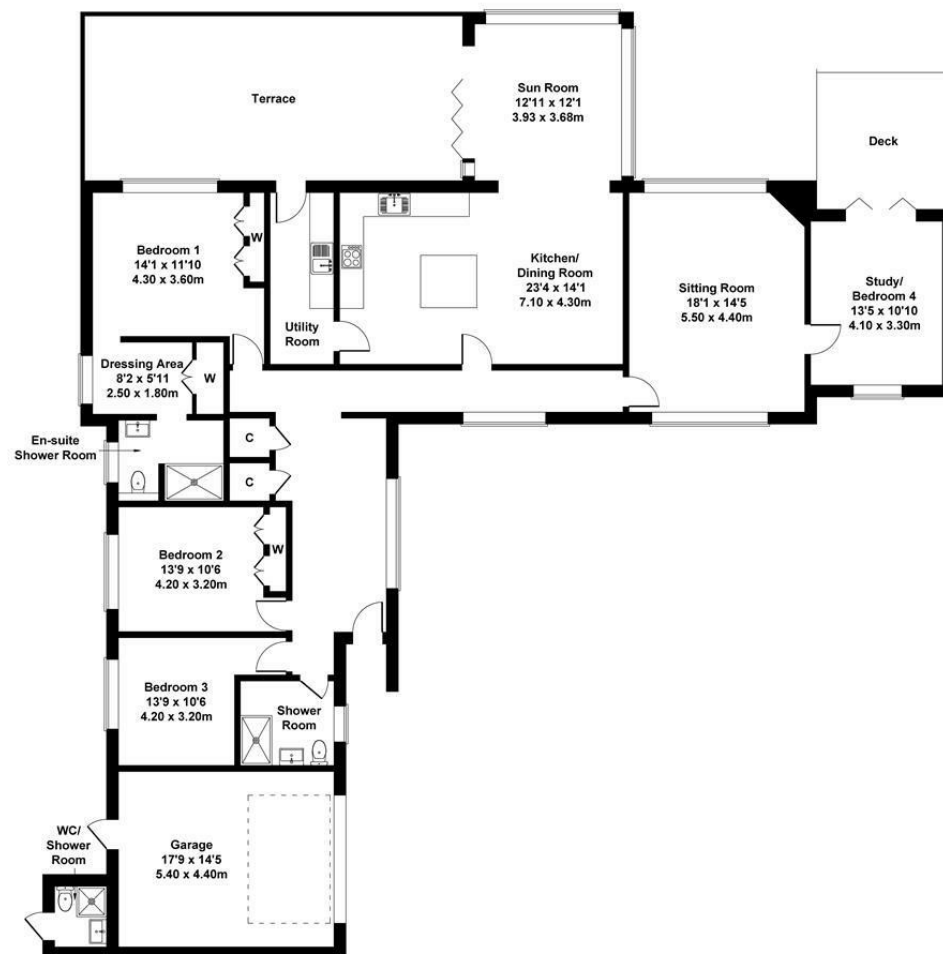






Westfield, Hallets Shute, Yarmouth

Approximate Gross Internal Area
2228 sq ft - 207 sq m



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. 2025

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