

SPENCE WILLARD



Uvedale House, Yarmouth, Isle of Wight

*CHAIN FREE - A modern and deceptively large, three-bedroom semi-detached house located in a prime part of Yarmouth, with a walled garden and a few metres from the High Street.*

VIEWING

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Located in an excellent, central area within the Conservation Area of this historic harbour town. Uvedale House is about a minute's walk to the town centre which offers a good range of shops and services together with a regular vehicular/pedestrian mainland ferry link to Lymington.

The house is semi-detached and offers three double bedrooms (one en-suite), sitting room/dining room, family bathroom, downstairs WC and an enclosed rear garden with a good-sized side access passage - suitable for a motorbike and dinghy storage.

**Ground Floor Accommodation**

Front door to hallway.

**Hallway**

Downstairs cloakroom with WC and wash hand basin. Under stairs storage. Leading to:

**Sitting Room/Dining Room**

A good sized, double aspect room (east and west facing) with an attractive outlook across South Street. There is a wide opening through to the modern kitchen. French doors leading out into the rear garden where there is also a side garden with a gate leading through to South Street. Large opening through into the KITCHEN which is well equipped with a good range of wall and base units.

**First Floor Accommodation**

**Bedroom 1**

Good sized double bedroom and views over the neighbouring

grass tennis court. Door to en-suite shower room with Mira shower cubicle. Wash hand basin and WC.

#### Bedroom 2

Large double bedroom with west facing views over South Street.

#### Family Bathroom

Fully tiled bathroom with over bath shower unit, WC and wash hand basin.

#### Second Floor Accommodation

Landing and large storage cupboard.

#### Bedroom 3

A spacious double bedroom with under eaves storage cupboard. Views across to the Solent.

#### Outside

The property has the benefit of a wide access path to the side of property. To the rear is a paved south facing garden courtyard, which is mostly enclosed with a period wall - beyond which is the seasonal grass tennis court belonging to The Towers.

#### Tenure

Freehold.

#### Services

Mains water, drainage, gas & electricity are connected to the property.

EPC Rating C.

Council Tax Band D.

#### Parking

Is on street permit parking. Permits are obtained from Isle of Wight Council;

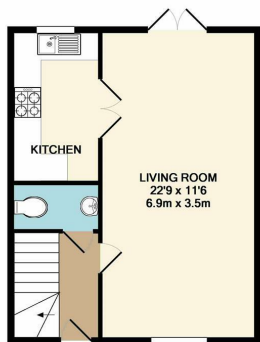
Two permits may be issued per household. Permits will be issued for a 12-month period from the date of issue. This permit will allow parking within the designated bays of the relevant parking zone. These bays are denoted by signage with the name of the zone stated. The permit cannot be used outside of the relevant parking zone.

Postcode PO41 0QD

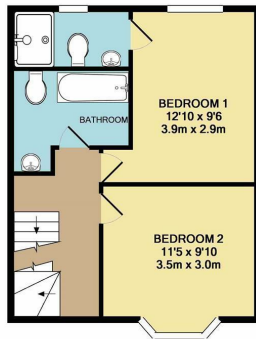
#### Viewings

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 196 SQ.FT.  
(18.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1025 SQ.FT. (95.2 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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