



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£270,000

Freehold

2x 1x 2x

**St. Swithin's Crescent,
Bouldnor, Yarmouth, Isle
of Wight, PO41**

Pittis
Helping you move forwards



Main features

- Semi-detached house with off road parking in the garden**
- Immaculate property ideal for first-time buyers or investors**
- Recently renovated throughout with open plan living**
- Property comes with right to use the car park area, subject to T&C's**
- Walking distance to Yarmouth & Bouldnor beach**

Accommodation

GROUND FLOOR

Hallway

Dining Room: 8'5 x 8'0 (2.57m x 2.44m)
 Utility Room: 5'0 x 4'9 (1.53m x 1.45m)
 Kitchen: 12'7 x 10'3 (3.84m x 3.13m)
 Lounge: 14'9 x 12'8 (4.50m x 3.86m)
 Conservatory: 12'7 x 9'7 (3.84m x 2.92m)

FIRST FLOOR

Landing

Bedroom 1: 12'8 x 9'6 (3.86m x 2.90m)
 Bedroom 2: 12'0 x 6'4 (3.66m x 1.93m)
 Shower Room: 6'0 x 5'4 (1.83m x 1.63m)

OUTSIDE

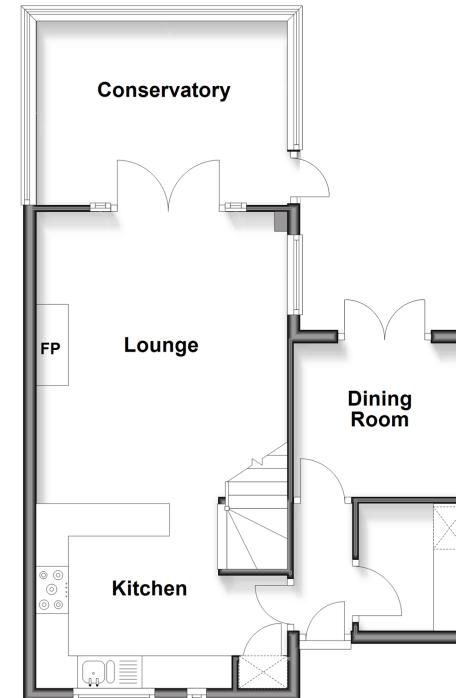
Front Garden

Rear Garden

Off Road Parking - in Garden

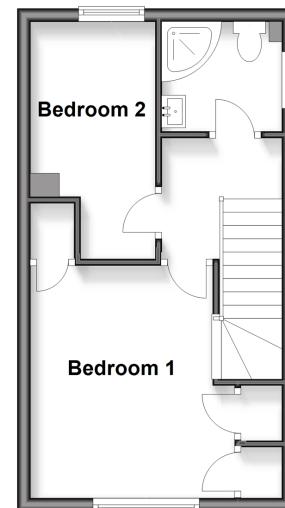
Ground Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



Call Freshwater - 01983 756222 ■ pittis.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale