



**Guide Price**  
**£270,000**

**Freehold**

2x  1x  2x 

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

**OVER 60?**

Secure this property  
for up to **59% less!**

**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)

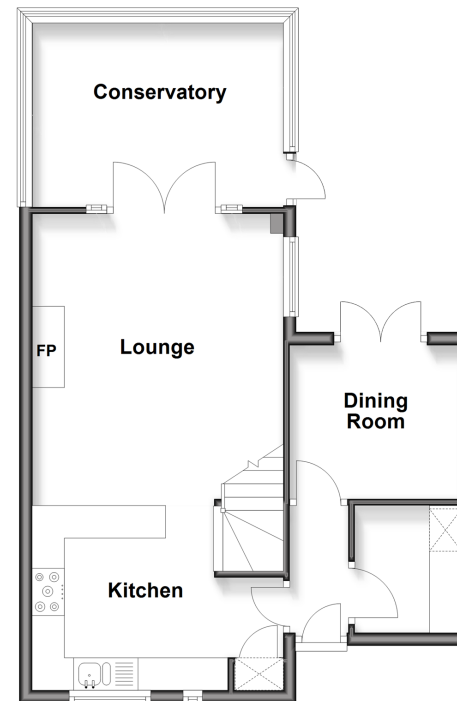
### FIRST FLOOR

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)

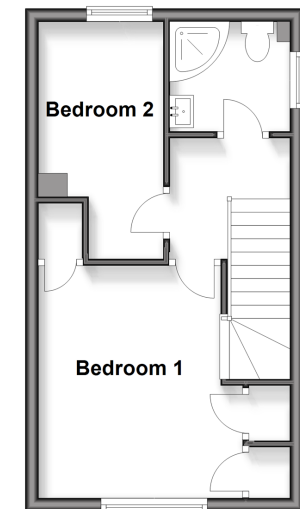
### OUTSIDE

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