

SPENCE WILLARD



Saltbox B7, The West Bay, Yarmouth, Isle of Wight, PO41 0RJ

A beautifully presented one bedroom, fully furnished holiday home located at The West Bay.

VIEWING
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Perfect for two guests, this one bedroom holiday cottage is designed to maximise space and is well-equipped.

Kitchen/Diner/Sitting Room

20'9" x 8'3"

Wall and floor cupboards with an integrated gas hob, oven, and extractor fan. Double stainless-steel sink, and ample room for a dining table and two chairs. The west facing sitting room is filled with natural light with French doors leading to the decked area where you can enjoy views over the well kept communal gardens.

Bedroom

12'0" x 8'8"

A good sized double with a door leading to the front of the cottage. Built in cupboard.

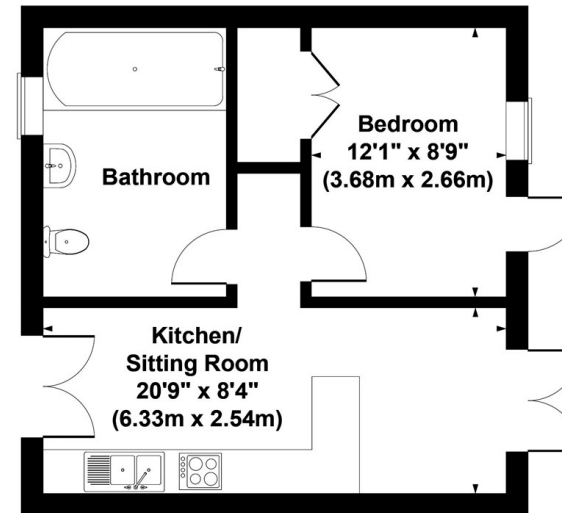
Bathroom

Bath with shower over, WC and wash hand basin.

Services

All main services are connected to the property.

Approximate Gross Internal Area
434 sq ft - 40 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.

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Tenure

Leasehold - 125 years from 2006.

Service & Maintenance Charge - £3,426.41 per annum.

Ground Rent - £460.96 per annum.

No pets allowed

EPC Rating

C.

Viewings

Viewing is strictly by appointment with the selling agents, Spence Willard.

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