

SPENCE WILLARD



Forbes C1 West Bay Cottages, Halletts Shute, Norton, Yarmouth, Isle of Wight,
PO41 0RJ

A fabulous three bedroom, refurbished, fully furnished holiday cottage located on this exclusive holiday park.

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

The cottage is well presented and offers bright and airy accommodation. There is an open plan kitchen/living room, three double bedrooms and a family shower room. Features include gas central heating, double glazing, an outside decking area with views across the well maintained green and gardens. Sale to include all contents.

Tenure Leasehold - 125 from March 2006.

Service Charge - £6,650 per annum

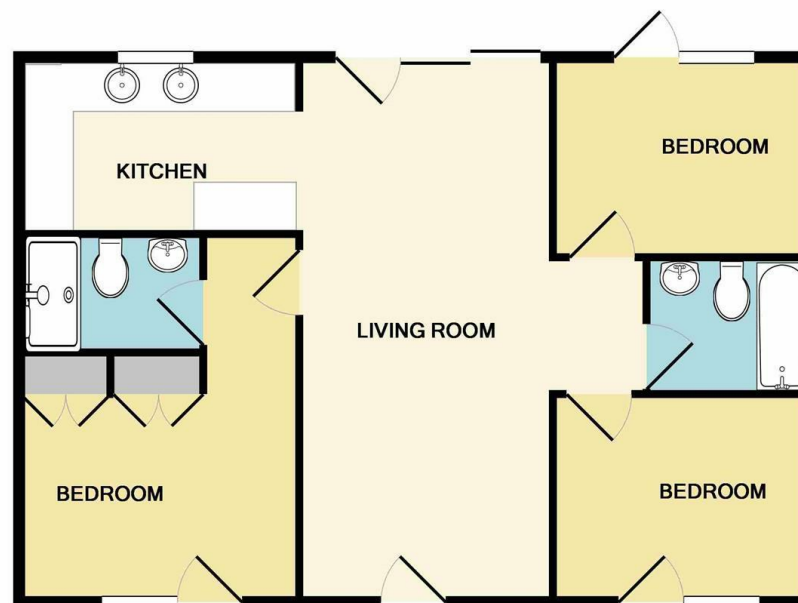
Ground Rent - £365.40 per annum

No pets allowed.

EPC Rating C.

Services All main services are connected to the property.

Viewings Strictly by appointment with the sole selling agent Spence Willard.



TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.1 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
Made with Metropix ©2018

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.