

SPENCE WILLARD



4 The Vineyard, Port La Salle, Yarmouth, Isle of Wight, PO41 0XE

A three-bedroom mid terraced house with garaging and offering some of the best sea views in the area. Exclusively available to the over 55s.

VIEWING

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A spacious three-bedroom mid terrace house located on this highly sought-after coastal development, around a mile to the East of the historic harbour town of Yarmouth.

The house is about a 15-minute walk from the town and there is a regular FYT Bus Service that collects from within a stone's throw from this property, connecting it to other parts of the West Wight. There are stunning sea views from the private terrace, the ground floor sitting room and first floor bedrooms. On the first floor there are three bedrooms (one is currently being used as a dressing/model making room), bathroom with WC and wash hand basin. Ground floor comprises of a WC and wash hand basin, study/dining room and there is a good-sized kitchen which leads off the sitting room. The house would now benefit from some modernisation.

Directly to the north-east of the house are well kept communal gardens. There is a large shared outside area with a pond and various seats from which to enjoy the views and the peaceful setting that this has to offer. Number 4's situation on the development is deemed to be one of the most sought after, given its great views over the lower roofline properties in front. There is a single garage en-bloc and parking to the rear. Port La Salle benefits from being next to the Island's Coastal Footpath, with 70+ miles of fabulous walking to be enjoyed. Directly to the East of the development the coastal footpath leads through a stunning area of ancient woodland that allows access to a wonderful shore with beaches.

The National Trust managed Newtown Creek (the Island's only National Nature Reserve (NNR)) a few miles to the East and is a wonderful walk from this house. Much of the surrounding countryside is designated as an Area of Outstanding Natural Beauty (AONB).

GROUND FLOOR ACCOMMODATION

HALLWAY With under stairs storage cupboard with shelving and hanging space. Stairs to first floor. Opening off to:

DINING ROOM South facing with an opening into the kitchen.

SITTING ROOM/KITCHEN A large, light, and sunny room with two sets of full doors to the terraced garden, offering pleasant views towards the Western Solent and the New Forest shoreline. **KITCHEN** - Fitted with a selection of new wall and base units incorporating cupboards and drawers.

WC Suite comprising w/c and wash hand basin.

HALF LANDING With eaves cupboard housing boiler and hot water tank and useful shelved airing cupboard space.

FIRST FLOOR ACCOMMODATION Landing with loft access hatch:

BEDROOM 1 Good sized double room with fabulous views of The Solent and south coast. Built in cupboard with hanging space.

BEDROOM 3/DRESSING ROOM Velux window with fabulous views over The Solent and surrounding areas.

BEDROOM 2 Comfortable south facing bedroom with window to front giving glorious views towards The Downs. Built in wardrobe.

BATHROOM Suite comprising of bath with hand basin and WC. Velux window providing lovely southerly views of the surrounding areas.

OUTSIDE The property is approached via a pathway from the parking area that is bordered by attractive and well-established flowering shrubs. 4 The Vineyard has its own, private paved patio garden, enclosed by low walling with planted borders and a delightful outlook out towards the sea. As a resident you also have use of the attractive Mediterranean style terraced communal gardens.

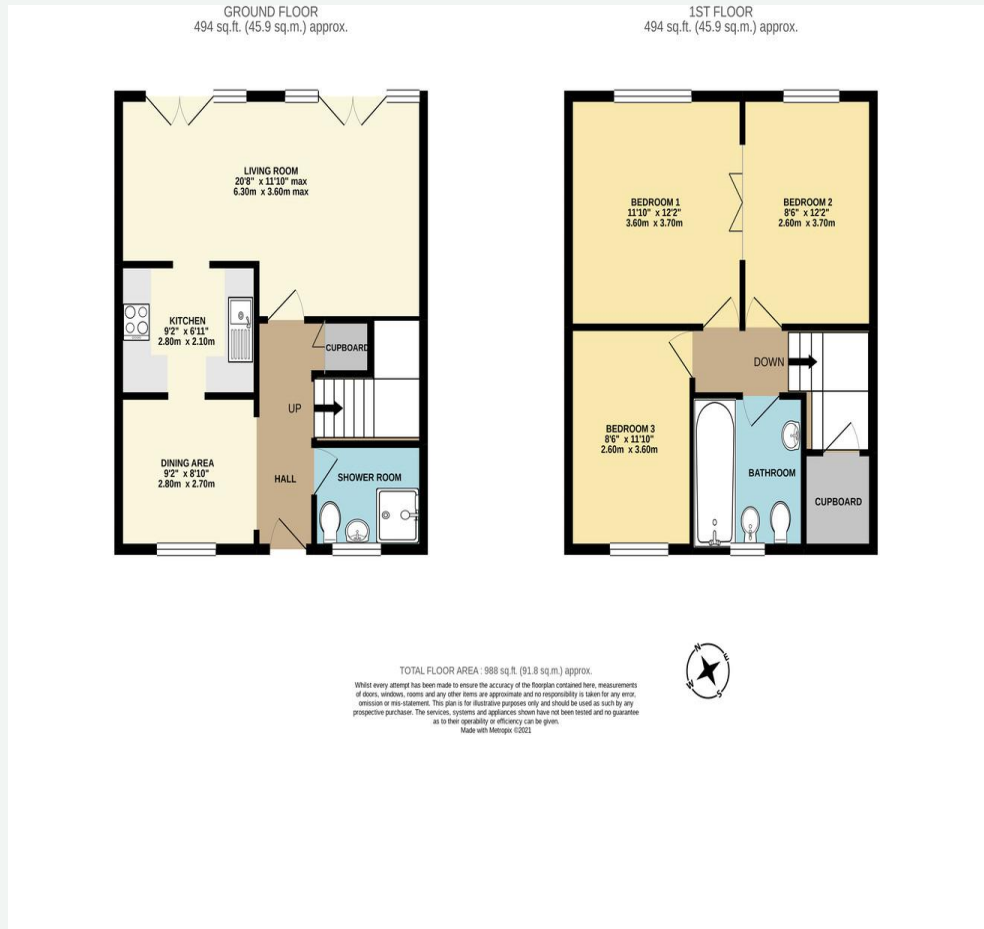
GARAGE EN BLOC With up and over door. Situated close to the property, adjacent to the parking area where there is ample parking space for residents and visitors. that all residents own a share in the company that owns the freehold - The Vineyard Plc. The Service Charge is about £1500pa and covers the cost of building insurance, all external maintenance of the property including window cleaning, upkeep of the communal gardens and use of the laundry room, common room, and guest suite. Cats and dogs are permitted, subject to approval. Exclusively available to the over 55s.

SERVICES Mains gas, electric, water and drainage are all connected.

EPC RATING D.

VIEWINGS Strictly by appointment with the selling agent Spence Willard.





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