



**MALTINGS 1 COTTAGES
YARMOUTH, ISLE OF WIGHT**

**GUIDE PRICE
£84,950**



A two bedroom fully finished holiday cottages located in this popular country club.

Perfect for four guests, our two bedroom houses are available with a ground floor layout or with a ground floor and first floor. Offering excellent family accommodation, our homes are generously proportioned, designed to maximise space and well-equipped. Relax and unwind in comfort in our cosy open-plan living area, perfect for enjoying down-time with the family. Each home has access to the gardens with an outside decking area.

At the heart of West Bay is the Country Club, which you are free to use with our compliments throughout your stay. This is where you'll find the Island Wellness Spa, pool, fitness room and studio classes along with our Coffee House and reception team, who can answer questions and help book classes and activities for you and your children.

OPEN PLAN LIVING/DINING AREA 21' 0" x 11' 4" (6.418m x 3.461m)

KITCHEN AREA 10' 5" x 7' 10" (3.186m x 2.390m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1 11' 4" x 11' 3" (3.459m x 3.452m)

BEDROOM 2 11' 4" x 10' 10" (3.464m x 3.309m)

BATHROOM

OUTSIDE There is a pleasant enclosed area of garden to the rear which is mainly paved and offers a perfect place to relax and unwind. In addition there is another paved patio terrace to the front where one can sit and enjoy the evening sun.

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

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.

NO FLOOR PLAN

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Freshwater Office: Avenue Road, Freshwater, Isle of Wight PO40 9UR Tel: 01983 756575

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