

spence
willard

**4 Eremue Court, Bridge Road,
Yarmouth, PO41 0PH**



Price £160,000

A well-presented, two bedroom, top floor apartment with parking and lovely views.

Internal inspection is strongly recommended of this light and sunny two bedroom town centre flat which is ideal as a "lock up and go" pied a terre with parking.

Number 4 is well located in the centre of the town and enjoys excellent access to the harbour, ferry terminal, restaurants and shops. It is the only block of apartments in the centre to benefit from the rare commodity of off-road parking. This split level property has modern double glazed windows and plenty of under eaves storage space.

Yarmouth is a sought after and historic harbour town with excellent sailing facilities and a wide variety of restaurants and shops. This property is only a minutes' walk from the mainland ferry and a short distance from the footpaths leading to the Yar Estuary and miles of countryside of Outstanding Natural Beauty.

SITTING ROOM/KITCHEN South facing and overlooking Bridge Street, which leads to the Harbour. A spacious, double aspect room which has been neutrally decorated throughout. The kitchen has a range of base units incorporating integrated fridge, water boiler and shelves.

BEDROOM 1 A large double North facing bedroom with built-in wardrobes and a good town centre view over Wheatsheaf Lane.

BEDROOM 2 A good sized double bedroom with plenty of under eaves storage space. There is also potential to create an ensuite shower room.

BATHROOM Attractively fitted with a white suite comprising bath, wash hand basin and WC.

COUNCIL TAX Band B

EPC D

TENURE The property is Leasehold - Approximately 130 years from 2013.

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agent.

IMPORTANT INFORMATION

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.

Yarmouth Office: The Square, Yarmouth, Isle of Wight PO41 0NP Tel: 01983 761005

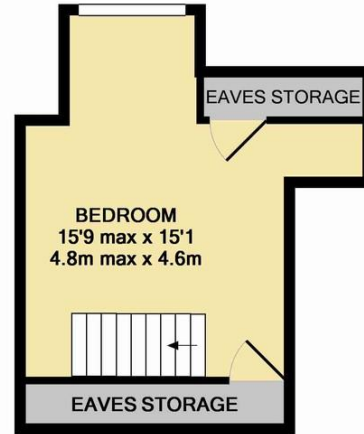
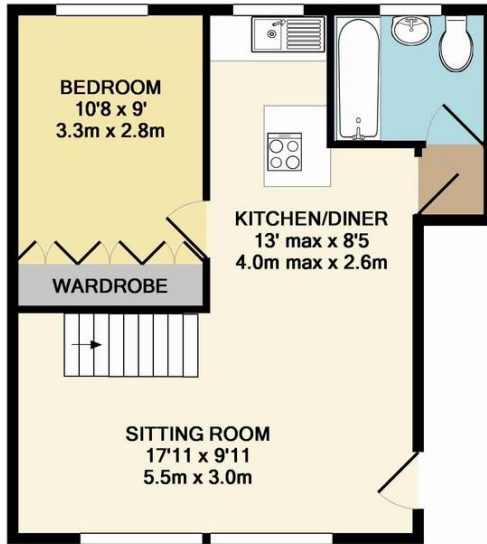
Freshwater Office: Avenue Road, Freshwater, Isle of Wight PO40 9UR Tel: 01983 756575

Cowes Office: 1The Parade, Cowes, Isle Of Wight, PO31 7QJ Tel: 01983 200880

Email: yarmouth@spencewillard.co.uk

www.spencewillard.co.uk





1ST FLOOR
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 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 ©2015



Yarmouth Office: The Square, Yarmouth, Isle of Wight PO41 0NP Tel: 01983 761005
Freshwater Office: Avenue Road, Freshwater, Isle of Wight PO40 9UR Tel: 01 983 756575
Cowes Office: 1The Parade, Cowes, Isle Of Wight, PO31 7QJ Tel: 01983 200880

Email: yarmouth@spencewillard.co.uk
www.spencewillard.co.uk

