



## Sage Cottage, 2 The Vineyard, Bouldnor, Yarmouth, Isle of Wight, PO41 0XE

**£230,000**

This lovely two bedroom semi detached bungalow is located within the popular and sought after 'Port la Salle' over 55's retirement complex which is situated on the outskirts of Yarmouth. The property has been recently re-decorated throughout and has been well maintained and cared for by the current owner, meaning there will be very little for the new owners to have to do - you can just move straight in! There is gas central heating, double glazing, low maintenance rear courtyard garden and a garage en-bloc. The property also benefits from having an open plan living space, a modern wet room and two separate toilets. The complex has beautifully maintained communal areas including well stocked gardens and a lovely fish pond and water feature where you can sit and enjoy the sunshine in a quiet position. Residents who live in the complex also have the use of a guest suite (for a small charge) and a meeting room. Please call today to arrange your viewing!

## Accommodation

### Double Glazed Door to:

#### Hallway

Double glazed window to front, double glazed door leading to rear courtyard, radiator, access to boarded loft via pull down ladder, doors off.

#### Open Plan Lounge/Kitchen

18'3 x 11'9 (5.56m x 3.58m)

The lounge area benefits from having double glazed windows to the front and television point. The kitchen area comprises modern wall and floor units and drawers with work surfaces over, pull out larder cupboard and corner carousel unit, plumbing for washing machine, inset stainless steel sink unit with mixer tap and double glazed window over, built in electric oven and gas hob with extractor over, wall mounted combination boiler for heating and hot water, tiled splash backs.

#### Bedroom 1

11'1 x 8'7 (3.38m x 2.62m)

Double glazed window to front, radiator.

#### Bedroom 2

8'10 x 7'2 (2.69m x 2.18m)

Double glazed window to rear, radiator.

#### Wet Room

6'6 x 5'6 (1.98m x 1.68m)

Modern wet room with mixer shower, pedestal hand wash basin, low level toilet, double glazed obscure window to rear, radiator.

#### Separate wc

Double glazed obscure window to rear, low level toilet, radiator.

#### Outside

The bungalow has a lovely, sunny rear courtyard garden which is paved for low maintenance and fully enclosed with fencing. There is also an outside water tap.

#### En-Bloc Garage

En-bloc garage with up and over door.

#### Parking

There is the use of the car park for residents and their guests which is located to the side of the property.

#### Tenure

Leasehold

Remainder of 125 years from 2004

#### Council Tax

Band B

## Services

Unconfirmed mains drains, water, gas, electrics.

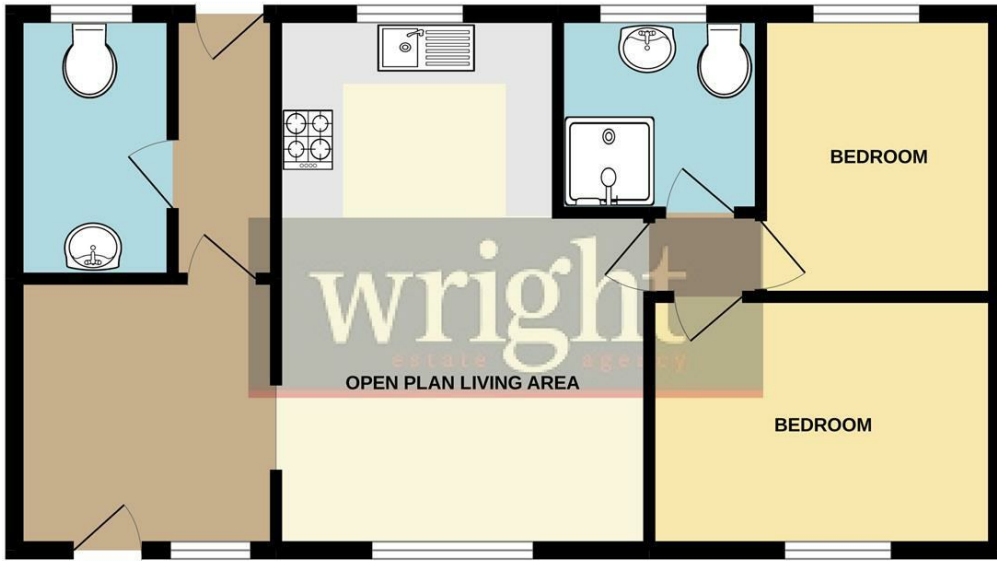
## Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.