



**Price**  
**£400,000**

**Freehold**

4x  3x  2x 

**Wellington Square,  
Heytesbury Road,  
Yarmouth, Isle of Wight,  
PO41**

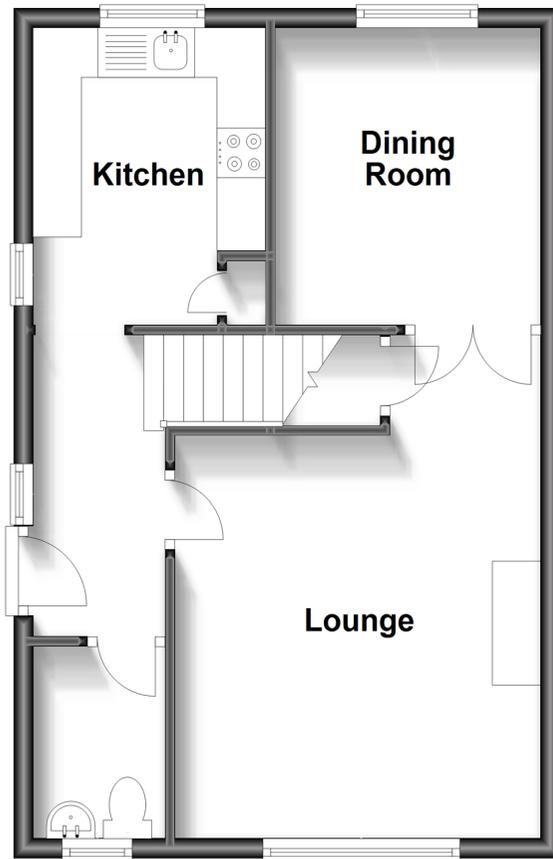
**OVER 60?**

Secure this property  
for up to **59% less!**

**Pittis**   
Helping you move forwards

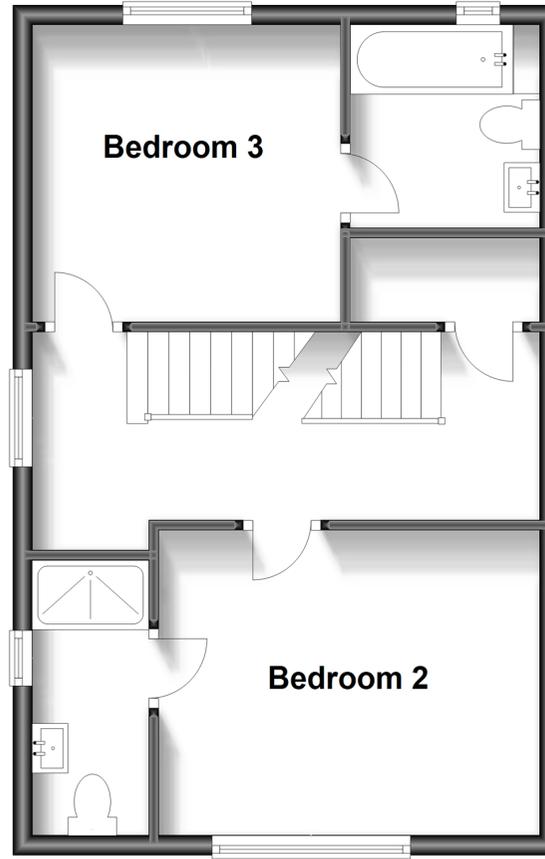
## Ground Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



## Second Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 13'3 x 12'4 (4.04m x 3.76m)  
Dining Room: 10'0 x 9'0 (3.05m x 2.75m)  
Kitchen: 10'11 x 7'8 (3.33m x 2.34m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 3: 12'9 x 9'10 (3.89m x 3.00m)  
En-Suite Bathroom  
Bedroom 2: 10'6 x 10'0 (3.20m x 3.05m)  
En-suite Shower Room

### SECOND FLOOR

Landing  
Bedroom 4: 17'2 x 7'4 (5.24m x 2.24m)  
Bedroom 1 : 13'5 x 11'8 (4.09m x 3.56m)  
En-Suite Shower Room

### OUTSIDE

Front Garden  
Off-Road Parking  
Rear Garden



## Main features

- Beautifully presented semi-detached house
- Private and attractive rear garden with two allocated parking spaces
- Three en-suites and generous living area, spread over three floors
- Modern kitchen, this home is warmed by gas central heating and double glazing
- In a private square within easy reach of the harbour town of Yarmouth



### Nearest Schools

St. Saviour's Catholic Primary School  
Yarmouth/Freshwater CE Primary, Freshwater  
Christ the King College, Newport  
Carisbrooke College, Newport  
Isle of Wight College, Newport



### Transport Information

There is a local bus service to all parts of the Island including the ferry terminus at Yarmouth.



### Address

Wellington Square, Heytesbury Road, Yarmouth, Isle of Wight, PO41



### Directions

For directions to this property please contact us.

