

**Type: Bungalow****Location: St. Marys****Price: £450,000****Bedrooms: 3**

A SPACIOUS, SEMI-DETACHED BEACHSIDE BUNGALOW, WITH MATURE GARDEN, AND ENJOYING A SUNNY SOUTHERLY ASPECT WITH THE POTENTIAL FOR FABULOUS SEA VIEWS ACROSS PORTHCRESSA BAY.

Moyles is in need of upgrading throughout, providing a blank canvas to allow a potential purchaser to create a fabulous beachside home to their own taste. The well-proportioned accommodation comprises glazed porch, lobby, lounge, dining room, breakfast kitchen, conservatory, inner hall, three bedrooms (one with en-suite bathroom) and separate family bathroom. Outside: Paved garden to Porthcressa Road and mature rear garden.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Porthcressa Road is situated close to the heart of Hugh Town, within a short level walk of the banks, shops, restaurants, public houses, Post Office, harbour and many other amenities the town offers.

The area surrounding the ever-popular Porthcressa Beach, just a few metres from the property, has recently been the subject of a £4million pound regeneration project, with improved public walkways, landscaped gardens and new amenity buildings.

Probably built in the 1930s, with later extensions, Moyles has a pleasant southerly aspect, and enjoys sea views from the garden across Porthcressa Bay. It has a mature rear garden with hedged boundaries, with a paved front garden with space for off-street parking.

Now in need of upgrading throughout, Moyles represents a rare opportunity for the discerning purchaser looking for a well-located property with sea views. The property has generally good natural light, well-proportioned rooms that could be re-configured internally, and has further potential for conversion of the roofspace into additional accommodation, subject to the necessary consents.

Viewing essential to appreciate the potential this property offers.

ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Island Homes and should be checked by prospective purchasers.

Half-glazed uPVC entrance door to PORCH 1.33m x 1.14m, open to:

LOBBY 2.60m x 1.02m, fitted with Dimplex convector heater. Airing cupboard housing lagged hot water cylinder. Electricity meter and consumer unit. Doors to:

BATHROOM 2.60m x 1.90m.

Fitted with panelled bath, wash hand basin and close-coupled wc. Wall-mounted fan heater and electric heated towel rail.

LOUNGE 4.56m x 3.31m

A south-facing room, fitted with convector heater, six power points and TV aerial socket.

Sliding doors to:

CONSERVATORY 3.7m x 2.2m

Having a paved floor, with sliding doors opening into the garden.

DINING ROOM 4.32m x 3.08m

Again south-facing overlooking the garden, fitted with convector heater. Four power points. Glazed screen, with central door opening into:

KITCHEN 5.76m x 3.00m

A large breakfast kitchen, fitted with an ample range of wall and base units, incorporating 1½ bowl stainless steel sink unit. Slot-in Belling double oven electric cooker with ceramic hob. Hotpoint fridge freezer. Space and plumbing for washing machine. Ten power points. Door to front garden.

Door from lounge to:

INNER HALL, with panel heater and loft access. Doors to:

BEDROOM THREE 3.10m x 3.05m

A south-facing bedroom, having fitted units incorporating double wardrobe, vanity wash hand basin, chest of drawers and high-level cupboards. Convector heater. Twin bedhead lights. Four power points.

BEDROOM ONE 4.23m x 3.17m

A double-aspect room, with good natural light. Fitted with a range of units incorporating triple wardrobes, dressing table and high-level storage cupboards. Door to:

EN-SUITE SHOWER ROOM 2.38m x 1.50m

Fitted with a panelled bath, wash hand basin and close-coupled wc. Electric fan heater and heated towel rail.

BEDROOM TWO / STUDY 4.23m x 2.44m

A south-facing room, fitted with two double wardrobes and wall shelving. Six power points and TV aerial socket.

OUTSIDE

Fronting Porthcressa Road is a paved front garden, having planted granite wall boundaries, and planted borders. Double vehicular gates at the side of the garden would allow for off-street car parking after some re-arrangement of the garden.

To the rear of the house is the main garden, backing onto Porthcressa Beach, having Pittasporum hedged boundaries, and heavily planted with mature plants including Agapanthus, palms and Fuschias. Currently the height of the garden hedges restricts the view across Porthcressa Bay, but subject to pruning of the hedge the property would enjoy wonderful sea views.

SERVICES

We understand that Telecom, mains electricity, water and drainage are all connected to the property.

LOCAL AUTHORITY

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The property is assessed for Council Tax under Band "F", under Local Authority Reference 36/7, having a charge for the 2016 / 2017 year of £1,859.22. In addition, water and sewage are charged at the current rate.

TENURE

We understand the property is owned freehold.

EPC

The EPC can be downloaded at: <https://www.epcregister.com/ReportRetrieve?RRN=2898-3098-7256-4656-5904>

VIEWING

Strictly by arrangement with the Sole Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.





Notes



Moyles

4 Porthcressa Road St Marys Isles of Scilly

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