



Type:	House
Location:	St. Marys
Price:	£525,000
Bedrooms:	3

A SOUTH-FACING, LINK SEMI-DETACHED FAMILY HOME, SITUATED IN A QUIET RESIDENTIAL AREA CLOSE TO THE CENTRE OF HUGH TOWN. THE PROPERTY PROVIDES WELL-PRESENTED AND WELL-PROPORTIONED FAMILY ACCOMMODATION, WITH THE BENEFIT OF SEA GLIMPSES ACROSS PORTHCRESSA BAY.

The accommodation comprises porch, reception lobby, lounge, dining room, modern fitted kitchen with "Everhot" range cooker, utility, office, wc, three bedrooms (two doubles and a single) and family bathroom. Outside: Garden to the front and paved yard to the rear. **NEW INSTRUCTION**

To view a walk-through video please [click here](#)

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Parsons Field is a quiet, residential area on the edge of Hugh Town, just a short walk from the shops, restaurants, post office, harbour and other amenities the town offers but away from the noise associated with a town centre location.

The ever popular Porthcressa Beach is just a minute's stroll from the property, and being south-facing it enjoys good natural light throughout the day. The property has recently installed uPVC double glazing throughout, to an attractive multi-paned design matching the original window design, modern fitted Ikea kitchen with "Everhot" range cooker and updated shower room.

Unlike many of the properties in Parsons Field, No4 is free of any occupancy or other restrictions, making it ideally suitable for either a main residence or holiday letting use.

Viewing highly recommended

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.

Paved path to half-glazed Upvc front door, opening into:

PORCH 1.57m x 1.25m

Having fitted shelving, and multipaned door to:

RECEPTION LOBBY, with stairs to first floor and doors to lounge and dining room.

DINING ROOM 3.50m x 2.87m

South-facing room. Coved ceiling. Central ceiling light and twin wall lights. Fireplace alcove. Open through to:

KITCHEN 3.88m x 2.16m

Fitted with a range of modern fitted Ikea wall and base units in gloss red finish, with contrasting grey laminate worksurfaces and metro tiled splashbacks. Inset 1½ bowl sink unit. "Everhot" double oven cast-iron range cooker, providing both cooking and space heating. Quality vinyl floor covering. Useful understairs storage cupboard. Door to:

LOUNGE 5.80m x 3.39m

A bright, double aspect room, having Reformite stone fireplace with coal-effect electric fire. We are advised the flue is still open, but would need the back boiler removing and possibly lining prior to re-commissioning.

UTILITY ROOM 3.62m x 1.94m

A useful space, having ample room for fridges & freezers and space & plumbing for washing machine. Fitted wall and base units. Vinyl floor covering. Door to rear yard. Doors to:

OFFICE 2.72m x 1.60m

Fitted with oak laminate flooring and enjoying good natural light from two windows. Cupboard housing electricity meter. Consumer unit. Loft access.

WC 1.60m x 0.76m

Fitted with a close-coupled wc and fan heater.

From the reception lobby, an easy rise staircase (with stairlift, that can left in situ if required) leads to:

FIRST FLOOR LANDING, having airing cupboard housing instantaneous hot water cylinder and fitted linen shelving.

Doors to:

BEDROOM ONE 3.43m x 3.34m plus door recess

A large double bedroom, with excellent natural light and sea glimpses across Porthcressa Bay. Built-in deep single wardrobe.

BEDROOM TWO 3.52m x 2.88m

Another well-sized twin bedroom, with excellent natural light and sea glimpses across Porthcressa Bay. Built-in deep single wardrobe.

BEDROOM THREE 2.52m x 2.37

Rear facing, with built-in deep single wardrobe. Loft access.

BATHROOM 2.26m x 1.94m

Recently re-fitted with a full-width shower cubicle, having Respatex wall panels, glazed screen and "Triton" electric shower unit. Close-coupled wc and pedestal wash hand basin. Electric heated towel rail. Bathroom cabinet with mirror door.

OUTSIDE

Pleasant South-facing front garden, laid to lawn and well-screened with mature shrubs including Hydrangea, Camelia, Fuschia and palms.

Rear courtyard, having low-level concrete wall surrounding, with fencing above to maintain privacy. Raised paved area. Timber Shed 8' x 5'. Outside tap. Gate out onto rear access road.

SERVICES

We understand that Telecom, mains electricity, mains water and mains 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: 0300 123 4105.

The property is assessed for Council Tax under Band "E", under Local Authority Reference 34/12, having a charge for the 2025 / 2026 year of £2,383.37.

Water is supplied by South West Water.

TENURE

We understand the property is owned freehold.

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.

WALK-THROUGH VIDEO

A walk-through video can be viewed at: https://youtu.be/3_fuOv_l1q4?si=e9B4kFxBI2sZ1jB

EPC

Band "G". The full EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=8128-7221-4210-2489-4996>





Notes



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St Marys Isles of Scilly

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