



Type: **Bungalow**

Location: **St. Marys**

Price: **£270,000**

Bedrooms: **3**

**SOLD 2021- HISTORIC DETAILS FOR
INFORMATION ONLY**

AN ATTRACTIVE TOWN CENTRE COTTAGE, CENTRALLY LOCATED AND WITHIN A SHORT WALK OF BEACHES, THE QUAY AND TOWN CENTRE FACILITIES.

The accommodation comprises storm porch, kitchen / dining room, lounge, central hall, three bedrooms, utility room / wc and family bathroom.

N.B. The property is subject to a S106 Planning Obligation which restricts occupation to those meeting a "Specific Local Need". Further information is available from the selling agent.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Named after the hotel which formerly occupied the green opposite, Holgates Cottage was converted in 1999 from Serica Stores. It is situated on Lower Strand, a stone's throw from Town Beach, and just a short level walk to the harbour, shops, banks, pubs, restaurants and many other amenities the town offers.

The property has low maintenance modern uPVC double-glazed sliding sash windows to the front elevation, and remotely controlled Velux roof windows to the rear.

The property is offered for sale in good decorative order throughout, complete with carpets and curtains. Viewing 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.

A half-glazed uPVC door opens into:

STORM PORCH 2.09m x 1.11m

Vinyl floor covering. Coat hanging space. Cupboard housing three-phase electricity meter and consumer unit. Door into:

KITCHEN / DINING ROOM 4.38m x 2.21m plus 3.07m x 1.62m L-shaped

A bright room, having two windows overlooking Lower Strand and fitted with high-efficiency LED downlights. Wood laminate flooring throughout, electric convector heater, TV and Telecom sockets and ample power points. Loft hatch. The kitchen is fitted with an ample range of wall and base units, having pine door and drawer fronts with contrasting grey melamine worksurfaces. Integrated appliances include stainless steel electric double oven & grill and ceramic hob with extractor over. Inset stainless steel single drainer sink unit. Space and plumbing for dishwasher.

LOUNGE 4.71m x 3.87m max, 3.42m min

A bright, dual aspect room, having two walls finished with painted tongued & grooved wall panelling.

A door from the kitchen / dining room opens into the **INNER HALL**, which in turn accesses all the other rooms.

BEDROOM ONE 4.87m x 2.63m average

Good natural light from two Velux roof windows, and fitted with built-in triple wardrobes, having folding sliding doors. Convector heater, TV socket and Telecom point.

BEDROOM TWO 3.40m x 2.08m average

Velux roof window. Convector heater. TV socket.

BEDROOM THREE 3.13m x 2.21m

Velux roof window. Convector heater. TV socket.

BATHROOM 2.27m x 1.70m

Fitted with a modern white suite comprising paneled bath with mixer shower over, having Respatex wall panelling and fitted curtain & rail. Vanity wash hand basin and concealed cistern wc, fitted in white Shaker style unit with contrasting granite effect counter top. Matching wall cupboards. Shaver socket. Mechanical and natural ventilation.

UTILITY / WC 3.56m x 1.91m

Fitted with low flush wc and having space and plumbing for washing machine and tumble dryer. Double-width airing cupboard with slatted linen shelving and fitted with Megaflo hot water cylinder.

SERVICES

We understand that 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 under Band "D" for Council Tax purposes, producing an annual charge of £1,489.34 for the 2019/2020 year.

In addition, water is charged at the current rate.

TENURE & PLANNING

We understand the property is owned freehold, with no unusual covenants or restrictions.

The property is subject to a S106 Planning Obligation, restricting occupation to those meeting the Council's "Specific Local Needs" criteria. The criteria to meet Specific Local Needs has recently been modified and relaxed, but still prohibits holiday letting, business and second home use. A copy of the interim criteria can be seen at:

https://scilly.gov.uk/sites/default/files/document/planning/Interim%20Policy%20SLN%20Qualifying%20Criteria%20Feb%202018_0.pdf

ENERGY PERFORMANCE CERTIFICATE

Band "E". The full EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=8041-7328-6240-6628-8922>

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

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Sibleys Island Homes for themselves and for the vendors or lessees of this property whose agents they are give notice that:

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