



Type: **Flat**

Location: **St. Marys**

Price: **£285,000**

Bedrooms: **3**

A THREE-BEDROOM FIRST FLOOR FLAT, SITUATED IN THE CENTRE OF HUGH TOWN. APPROACHED FROM LITTLE PORTH, IT SHARES A FIRST FLOOR TERRACE WITH THREE OTHER FLATS, HAVING ITS OWN PRIVATE ACCESS.

THE ACCOMMODATION COMPRISES LARGE ENTRANCE PORCH, KITCHEN / DINING ROOM, LOUNGE, THREE BEDROOMS AND BATHROOM. LARGE ATTIC WITH SCOPE FOR RESIDENTIAL CONVERSION, SUBJECT TO THE NECESSARY CONSENTS.

For enquiries or to arrange a viewing:

**Call: 01720 422431**

Email: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)

## DESCRIPTION AND LOCATION

The property is situated on Garrison Lane, above Islands Home Hardware general store.

We understand the original building dates from the 1930's, with modifications in the 1960's to include additional retail space, and the creation of a terrace & four flats at first floor level.

Heydor Flats are accessed from the rear of the property, via a service road leading from Little Porth. An external staircase leads up to a communal terrace, with separate access thereon to four flats.

Originally flat roofed, the flats were re-roofed in the 1990s with pitched slate roofs, ideal for conversion into additional residential accommodation, subject to the necessary consents.

Flats Three comprises a mid-terrace corner unit, having three bedrooms and uPVC double-glazed fenestration throughout. The flat is offered in fair condition, but with ample scope for improvement and extension.

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.

Approached via a cul de sac serviced road leading from Little Porth. External staircase rising to:

**First Floor Terrace** 10.42m maximum x 7.51m maximum.  
Shared with three other flats, and providing outside amenity space.

**Porch** 2.82m x 2.33m  
Ample space for freezers, etc. Loft access hatch.

**Kitchen / Dining Room** 4.05m x 2.52m  
A bright airy room, fitted with a comprehensive range of attractive Shaker-style units in blue and cream, with contrasting worksurfaces and tiled splashbacks. Wood effect vinyl flooring. Open to:

**Lounge** 4.33m x 3.21m

**Bedroom One** 3.50m x 2.96m  
Electric radiator.

**Bedroom Two** 3.39m x 2.15m  
Electric radiator.

**Bedroom Three** 3.43m x 3.04m  
Electric radiator.

**Bathroom** 2.99m x 1.68m  
Fitted with a suite comprising panelled bath with shower over, close coupled wc and pedestal wash hand basin.

## RATES & COUNCIL TAX

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 0300 1234 105.

Flat Three is assessed to Council Tax under Band "D", producing an annual charge of £1,682.53 for the 2022/23 year.

### SERVICES

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

### TENURE

Leasehold (new 199-year lease) at a peppercorn rent, plus reasonable annual service charge to cover structural repairs, external decoration, insurance and management.

### TENANCY

The flat is let to Real Scilly Group until 31st December 2023 at a rent of £660pcm (£7,920 per annum, providing a useful investment income.

### EPC

Band "G". The full EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=0848-8084-7249-5458-7994>

### 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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