



Type:	House
Location:	St. Marys
Price:	£550,000
Bedrooms:	4

AN END-OF-TERRACE TOWN CENTRE PROPERTY, WELL LOCATED CLOSE TO PORTHCRESSA BEACH WITH A SEA GLIMPSE FROM THE UPPER FLOOR. THE ACCOMMODATION IS ARRANGED AS A SELF-CONTAINED ONE-BEDROOM GROUND FLOOR FLAT, WITH TWO/THREE BEDROOM MAISONETTE. IDEAL FOR MULTI-GENERATIONAL LIVING, OR AS A HOME WITH INCOME.

The accommodation comprises shared entrance hall, leading to:

Ground Floor: Reception hall, lounge / dining room, compact kitchen, double bedroom & shower room.

Upper Floors: First floor landing, large lounge / dining room, kitchen, second floor landing, two double bedrooms, third bedroom / office, bathroom.

Outside: Small yard to the rear. ***NEW INSTRUCTION ***

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

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

Ever-popular Porthcressa Beach is just a stone's throw from the property, with promenade, gardens and cafe.

Kirklees has a southerly aspect, and enjoys a partial sea view to Porthcressa Bay from the upper bedroom. It has low maintenance uPVC double-glazed windows throughout. It is offered for sale in fair decorative order, but would benefit from a light scheme of refurbishment to realise its full potential.

The layout of the accommodation makes it perfect as a home with letting unit, thereby providing an income, or for multi-generational living.

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.

Half-glazed entrance door to **SHARED RECEPTION HALL**, with access to:

GROUND FLOOR FLAT

Half-glazed door to:

RECEPTION HALL, well-sized with coat hanging rack.

LOUNGE / DINING ROOM 3.68m x 3.18m (max), 2.99m (min)
Wall-mounted coal-effect room heater. TV socket.

KITCHEN 2.50m (average) x 1.60m (average)

A compact galley kitchen fitted with base units in white gloss laminate and patterned vinyl worksurface. Slot-in double-oven electric cooker with extractor over. Stainless steel single drainer sink unit. Slot-in fridge. Door to REAR LOBBY, and out to rear yard. An internal compartment staircase rises to the upper floor maisonette.

BEDROOM 3.41m x 2.73m

A bright south-facing double bedroom

SHOWER ROOM 2.99m x 1.65m

Fully tiled, with suite comprising pedestal basin, close-coupled wc and shower cubicle with Mira thermostatic mixer valve fitted. Linen cupboard.

UPPER FLOOR MAISONETTE

Panelled door to:

RECEPTION HALL, having useful storage cupboard and coat hanging rack. Easy rise staircase to:

FIRST FLOOR LANDING 2.47m x 1.72m.

Airing cupboard housing lagged hot water cylinder with twin immersion heaters.

KITCHEN 5.22m x 2.43m

A bright room, fitted with an ample range of wall & base units having solid wooden doors and drawer fronts with marble-effect worksurfaces. 1½ bowl stainless steel sink unit. Slot-in double-oven electric cooker with extractor over. Fridge / freezer. Staircase down to REAR LOBBY, with electricity meter cupboard and door to rear yard.

Second door from kitchen to:

LOUNGE / DINING ROOM 5.42m x 2.93m plus 3.56m x 2.93m

A large L-shaped room enjoying good natural light levels. Feature granite fireplace with slate hearth, and shelved alcove. TV socket. Door to landing.

Staircase rising to:

SECOND FLOOR LANDING 2.40m x 1.70m

Large over-stairs cupboard. Loft hatch.

BEDROOM ONE 3.48m x 3.27m

A south-facing double bedroom, enjoying a partial sea view across to Porthcressa Bay. TV socket.

BEDROOM TWO 4.16m x 2.79m

Having fitted units across one wall comprising two double wardrobes with central dressing table. Additional walk-in storage. TV socket.

BEDROOM THREE / OFFICE 1.94m x 1.82m

BATHROOM 1.97m x 1.80m

Fitted with a suite comprising panelled bath with mixer shower over, close-coupled wc and pedestal basin. Fully tiled around bath.

OUTSIDE

To the rear of Kirklees is a small yard, having outside tap. Access to side passage which leads to Porthcressa Road.

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: 0300 1234 422537.

The upper floor maisonette is assessed for Council Tax Band "D", under Local Authority Reference 3021000110421.

The ground floor flat is assessed to Business Rates as a self-catering holiday flat, under Local Authority Reference 4021000180516, having a rateable value of £1,875 per annum. After the application of Small Business Rates Relief we understand the property currently incurs a nil charge.

TENURE

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

EPC

The EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0298-6082-7227-5103-7960>

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



Kirklees

Porthcressa Road St Marys Isles of Scilly

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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