



Type:	House
Location:	St. Marys
Price:	£535,000
Bedrooms:	4

A SPACIOUS THREE / FOUR-BEDROOM TERRACED FAMILY HOME, OFFERING CHARACTER ACCOMMODATION AND HAVING THE BENEFIT OF A GARDEN, OFF-STREET CAR PARKING AND A HARBOUR GLIMPSE FROM THE UPPER FLOOR.

THE ACCOMMODATION COMPRISES SPACIOUS RECEPTION HALL, LOUNGE, DINING ROOM, KITCHEN, SNUG / FOURTH BEDROOM WITH ADJOINING UTILITY ROOM AND EN-SUITE SHOWER ROOM, THREE ADDITIONAL BEDROOMS AND SHOWER ROOM. OUTSIDE: 60' FRONT GARDEN, AND CHALET / STORE TO THE REAR. **PRICE REDUCTION**

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

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Bay View Terrace is an attractive, south-facing period terrace of six houses, situated on the outskirts of Hugh Town, in an elevated position within easy walking distance of the town's amenities, beaches and St Mary's Harbour. A private path runs from the end of the terrace down to Porthmellon Beach - perfect for a swim or a sundowner drink.

No3 is a mid-terrace house, enjoying a private South-facing garden and off-street car parking. It offers flexible accommodation, with the option of a fourth self-contained ground floor bedroom. A rear chalet / store has conversion potential, subject to the necessary consents, as does the spacious attic. The property has uPVC double-glazing throughout.

Whilst the house is in need of a light scheme of refurbishment to achieve its full potential, it offers the prospective purchaser the opportunity to acquire a home of great character, having high ceilings, some original panelled doors and marble fireplace in the lounge.

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.

From the communal driveway in front of the terrace, a half-glazed uPVC double-glazed entrance door opens into:

RECEPTION HALL 4.88m x 2.02m.

A spacious, bright reception area, having coat hanging space and electric radiator. Understairs cupboard. Attractive original staircase to upper floor. Doors to:

LOUNGE 4.75m x 3.89m.

A bright and airy room, having ornate dark marble fireplace with tiled back and slate hearth. Picture rail. Electric radiator.

DINING ROOM 5.06m x 2.97m.

Having borrowed light from the adjoining kitchen. Electric "AGA" range cooker inset to granite chimney breast, with kitchen units adjoining. Convector heater. Large walk-in understairs storage cupboard housing E7 electricity meter. Open doorways through to:

KITCHEN 15'4" x 7'6" (4.67m x 2.29m).

A good-sized kitchen, fitted with an ample range of beech wall & base units, having contrasting granite effect worksurfaces with inset 1½ bowl stainless steel sink unit and tiled splashbacks. Integrated double oven / grill, ceramic hob and chimney extractor. Velux rooflight. Low energy LED downlights. Half-glazed stable door to rear yard.

Additional doorway from dining room into:

SNUG / FOURTH BEDROOM 3.25m x 2.82m.

Electric radiator. Low energy LED downlights. Door to:

UTILITY ROOM 1.69m x 1.53m

Having space & plumbing for washing machine and tumble dryer. Coat hanging space.

SHOWER ROOM 1.53m x 1.44m

A fully-tiled room, having corner shower with electric shower unit, vanity basin and close-coupled wc. Illuminated mirror cabinet. Underfloor heating.

Attractive, easy-rise staircase from reception hall to:

FIRST FLOOR LANDING, with loft access. Airing cupboard housing factory-lagged hot water cylinder with fitted immersion heater.

BEDROOM ONE 4.77m max, 3.56m min x 3.89m).
A light & airy room with harbour glimpse. Convector heater.

BEDROOM TWO 3.55m x 3.00m.
Several steps down from the landing. Convector heater.

BEDROOM THREE 3.60m max, 2.08m min x 2.06m.
Harbour glimpse.

SHOWER ROOM 2.59m x 2.21m plus door recess.
A spacious room, having fully-tiled walls and suite comprising double-width shower cubicle with electric shower fitted, vanity basin and close coupled wc. Chrome heated towel rail. Illuminated mirror. Low energy downlights. Natural and mechanical ventilation.

OUTSIDE

A common service passageway runs along the rear of the terrace, behind which steps lead up to a raised seating / clothes drying area.

CHALET / STORE 4.00m x 2.27m
A useful outbuilding, having good natural light with electricity connected. Several of the neighbouring properties have converted similar outbuildings into ancillary accommodation for the main house.

A shared drive runs along the front of the terrace. No3 has a dedicated car parking space in front of a:

PRIVATE GARDEN, approximately 20 metres in length, terraced with paved patios and a gently sloping area laid to lawn. Within the garden are numerous mature shrubs, plants and palms. Within the garden are:

GLAZED SHED 2.94m x 2.26m

SHED 2.95m x 2.32m

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: 0300 123 4105.
The property is designated under Band "E" for Council Tax purposes (Reference 10431), producing an annual charge of £2,270.09 for the 2024/2025 year before the application of any discounts/reductions, which take into account individual circumstances.

Water is supplied by South-West Water and charged at the current rate.

TENURE

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

EPC

The property is assessed to Band "E".

The EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/2134-2328-2400-0688-1222>

WALK-THROUGH VIDEO

A video can be viewed at: https://youtu.be/lwrua8R0_FM?si=b0aTICte1_NIVDsp

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



No3 Bay View Terrace

St Marys Isles of Scilly

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