



Type: **Flat**

Location: **St. Marys**

Price: **£250,000**

Bedrooms: **3**

A LARGE, SOUTH-FACING MAISONETTE, CLOSE TO THE BEACH AND WITHIN EASY WALKING DISTANCE OF THE SHOPS, HARBOUR AND OTHER LOCAL AMENITIES.

OFFERED FOR SALE FULLY FURNISHED WITH EXCELLENT PRESENTATION THROUGHOUT, FOLLOWING RECENT REDECORATION. AN EXCELLENT MAIN RESIDENCE OR INVESTMENT PURCHASE.

GROUND FLOOR RECEPTION HALL & ENTRANCE, FITTED KITCHEN / DINER, LOUNGE, TWO DOUBLE BEDROOMS. ONE SINGLE BEDROOM, FAMILY BATHROOM, SOUTH-FACING PATIO.

SENSIBLY PRICED TO SELL

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

'All Winds' is a centrally located, three bedroom first floor flat, located on Little Porth, a quiet residential road close to Porthcressa Beach in the center of Hugh Town.

The accommodation has been modernized in recent years and is offered in good decorative order throughout. The property benefits from a newly fitted kitchen & pleasant, spacious, dual aspect lounge.

All windows are double-glazed and of low-maintenance uPVC construction.

The property is offered for sale fully furnished, including all floor coverings & curtains where fitted.

Early 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.

'All Winds' fronts Little Porth, a quiet vehicular road that runs parallel to Porthcressa Beach, within the center of Hugh Town. The property is accessed via a pedestrian gate, across a walled front garden, and via a covered porch to a half-glazed, front door that leads to: -

RECEPTION HALL

Having, Consumer Unit & Electrical Meters and carpeted flight of stairs to: -

LANDING AREA, with BT Contour 50 Pay Phone, connecting to First Floor Hallway, with doors to: -

KITCHEN / DINER 4.11m x 2.82m 13'6" x 9'3"

Having a range of fully fitted wall & base units, with Beach effect finish and solid wood worktop over. Integral appliances include: - stainless steel 'Ikea' single oven, ceramic hob & extractor. In addition, under-worktop, Hoover washing machine & 'Frigidaire' Fridge Freezer. Single, stainless steel, drainer sink unit with mixer tap over, white tiled splash-backs, Vinolay flooring & LV Halogen spots. Two double power points, one single power point & one cooker point.

Within the kitchen area is a Dining space with 'bench style' table and seating.

Airing cupboard with 'Heatrae Sadia' Megaflor cylinder (with immersion) & 'Zanussi' dryer.

A pair of louvre doors connect with: -

BATHROOM 1.85m x 2.79m 6'1" x 9'2"

Having a white bathroom suite with close-coupled w/c, wash hand basin & glazed shower cubicle with thermostatic mixer, 'slate effect' ceramic floor tiles, white part-tiled walls, 'Dimplex' bathroom heater & electric heated towel rail.

BEDROOM 1 3.48m x 2.87m 11'5" x 9'5"

A well-proportioned, comfortable double bedroom with wall mounted convector heater, one double power point, carpeted.

BEDROOM 2 3.22m x 3.73m 10'7" x 12'3"

A large bedroom, currently arranged with twin beds & a set of bunk beds, with wall mounted convector heater, two double power points, carpeted.

BEDROOM 3 2.03m x 1.92m 6'8" x 6'4"

A cleverly arranged room, located above the stairway, with built-in cabin style bed, one double power point, carpeted.

LOUNGE 5.02m x 3.58m 16'6" x 11'9"

A comfortable, dual-aspect room located to the front of the property with feature wall-mounted electric fire, five double power points, TV connection, carpeted.

OUTSIDE

A small walled front garden laid to paving slabs, with space for table & chairs.

SERVICES

We understand that mains electricity, sewerage and water are connected to the property as well as BT telephone connection. Domestic hot water is provided by electric immersion in a factory lagged hot water cylinder. Space heating is supplied via wall-mounted convector heaters.

LOCAL AUTHORITY

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The property is currently assessed to Council Tax Band D, producing an annual charge for 2012/2013 of £1,189.87.

TENURE

The property is held 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.







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:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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