



Type: **House**

Location: **St. Marys**

Price: **£299,500**

Bedrooms: **4**

A WELL-PRESENTED, SEMI-DETACHED FAMILY HOME, OFFERING COMFORTABLE AND SPACIOUS ACCOMMODATION. THE PROPERTY HAS BEEN UPGRADED AND IMPROVED IN RECENT YEARS, INCLUDING THE INSTALLATION OF uPVC DOUBLE GLAZING THROUGHOUT AND ATTRACTIVE CONSERVATORY.

THE ACCOMMODATION COMPRISES RECEPTION HALL, CLOAKROOM, KITCHEN, DINING ROOM, LOUNGE, CONSERVATORY, UTILITY, THREE DOUBLE BEDROOMS, OFFICE AND FAMILY BATHROOM. OUTSIDE: GARDENS TO THE FRONT AND REAR. OFF STREET PARKING.

N.B. The property is subject to a restriction imposed by the Council of the Isles of Scilly, which in essence restricts ownership to persons who have lived as their main residence or worked on the Isles of Scilly for the past three years, or three out of the last ten years.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Old Town is situated on the south side of St Mary's, approximately a ten to fifteen minute walk from Scilly's tiny capital, Hugh Town. It boasts a substantial resident population, and is a popular destination for visitors, having one of the prettiest bays on St Mary's, together with a public house, village store, two cafes and several galleries.

Ennor Close is situated in the heart of Old Town, just a minute from the beach. The subject property is located towards the entrance of the close, and offers good quality family accommodation, recently re-decorated throughout, with the benefit of a modern conservatory.

The property is now offered for sale in good order, complete with carpets and curtains as fitted, and low-maintenance uPVC double glazing throughout. Additional appliances and furniture are available by separate negotiation. 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.

A gated path from the roadway leads to wood-effect uPVC front door, part-glazed with decorative panels, opening into:

RECEPTION HALL, having modern laminate flooring, dado rail, under-stairs coat hooks, night storage heater and telecom socket. Sliding door to:

CLOAKROOM, fitted with a close-coupled wc and wall-mounted wash hand basin. Natural light and ventilation. Wall mirror and medicine cupboard.

Multipaned hardwood door from hall opening into:

KITCHEN 3.00m x 2.60m (9'10" x 8'6")

A well equipped & thoughtfully designed kitchen fitted with an ample range of beech wall and base units with contrasting granite-effect Formica worksurfaces. Features include feature glazed wall cabinets and pull-out worksurface. Attractive ceramic tiled splashbacks. Inset 1½ bowl stainless steel sink unit with integral water filter. Slot-in double oven electric cooker with stainless steel splashback and hood extractor over. Built-in fridge. Seven ceiling downlighters and additional pelmet lighting. Ample power points. Useful shelved understairs cupboard housing electricity consumer unit. Laminate flooring to match reception hall. Multipaned hardwood door to:

DINING ROOM 3.55m x 3.00m (11'8" x 9'10")

Having coved ceiling. Night storage heater. Arch through to:

LOUNGE 3.75m x 3.35m (12'4" x 11'0")

Chimney breast fitted with cast iron "Morso" multifuel stove, and having shelved alcove to side. Coved ceiling. Night storage heater. TV & telecom sockets.

Door from dining room opening into:

CONSERVATORY 5.45m x 2.90m (17'11" x 9'6")

Constructed from wood-effect uPVC with polycarbonate roof, the conservatory has a varnished timber floor, night storage heater, two wall uplighters and central chandelier. French doors opening onto the rear garden. Door to:

UTILITY 2.40m x 1.85m (7'10" x 6'1").

Fitted with granite-effect Formica worksurface, with space and plumbing under for dishwasher, washing machine and fridge. Additional space for upright freezer. Door to rear garden and

LOBBY 2.80m x 1.80m (9'2" x 5'11")

Fitted with full height shelved storage cupboard and walk-in larder. Half-glazed uPVC door opening onto off-street parking area. Multipaned hardwood door to kitchen.

Stairs from reception hall to **FIRST FLOOR LANDING**. Night storage heater. Pine panelled doors to:

BEDROOM ONE 4.20m x 2.70m (13'9" x 8'10")

Fitted double wardrobe.

BEDROOM TWO 3.90m x 2.95m (12'9" x 9'8")

Distant sea glimpse. Fitted double wardrobe. Airing cupboard housing factory-lagged hot water cylinder with timed immersion heater.

BEDROOM THREE 3.70m x 2.40m (12'2" x 7'10")

Fitted with laminate flooring. Wall mounted convector heater.

OFFICE 2.00m x 1.15m (6'7" x 3'9")

Fitted with a desk unit, telecom socket and single power point. Alternatively, and subject to the necessary consents, the room could be converted into an en-suite shower room for bedroom one.

FAMILY BATHROOM, having laminate flooring, and fitted with a pine panelled bath with Triton electric shower over, new folding shower screen and Respatex wall paneling around. Pedestal wash hand basin and close coupled wc. Natural and mechanical ventilation. Electric heated towel rail. Five ceiling downlighters.

OUTSIDE

Small fenced garden to the front, laid to lawn. Off street parking. Outside tap.

Private rear garden, laid mainly to lawn. Garden shed. Gate to right hand side of house. Outside tap.

SERVICES

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

The property benefits from electric night storage heaters in many of the rooms, connected to the Economy 7 tariff.

LOCAL AUTHORITY

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

The property is designated under Band "E" for Council Tax purposes (annual charge of £1,454.29 for the 2012/2013 year before the application of any discounts/reductions which take into account individual circumstances).

In addition, water is charged at the current rate.

TENURE

We understand the property is owned freehold, subject to the Council covenant detailed above. A copy is available upon request from the vendor's sole agents, Sibleys Island Homes.

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



No2 Ennor Close

Old Town 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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