



Type: **House**

Location: **St. Marys**

Price: **£390,000**

Bedrooms: **3**

A TRADITIONAL SCILLONIAN GRANITE COTTAGE, WELL LOCATED CLOSE TO PORTHCRESSA BEACH AND JUST A SHORT LEVEL WALK TO THE HARBOUR AND TOWN CENTRE AMENITIES.

THE ACCOMMODATION IS IN NEED OF COMPLETE RENOVATION THROUGHOUT, ALLOWING A POTENTIAL PURCHASER THE OPPORTUNITY TO CREATE A HOME OF CHARACTER. THE ACCOMMODATION COMPRISES LOUNGE, KITCHEN / DINING ROOM AND BATHROOM ON THE GROUND FLOOR, WITH THREE BEDROOMS ON THE FIRST FLOOR. SEA GLIMPSE FROM THIRD BEDROOM. SUNNY WALLED YARD TO REAR, WITH SEPARATE PEDESTRIAN ACCESS. **PRICE REDUCED.**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

The property is situated on Buzza Street, in a popular part of Hugh Town, just 50 metres from Porthcressa Beach.

The accommodation is in need of renovation and upgrading throughout. However, it enjoys good natural light to the kitchen / dining room and bedrooms, a sea glimpse from bedroom three, and has a granite-walled courtyard to the rear that enjoys the afternoon sun.

It offers the potential to create a home of much character, equally suitable as a main residence or for holiday letting.

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 panelled door opening into:

RECEPTION HALL 3.78m x 1.48m

Staircase to first floor. Understairs cupboard.

LOUNGE 3.75m x 3.30m

Having beamed ceiling and window seat to Buzza Street.

INNER HALL 3.17m x 1.13m, leading to

DINING ROOM 3.30m x 3.15m

Exposed granite chimney breast with shelved alcove. Beamed ceiling. Up step and open through to:

KITCHEN 2.86m x 2.28m

A bright sunny space, with door to rear yard. Door to:

LOBBY, having airing cupboard fitted with factory-lagged hot water cylinder. Door to:#

BATHROOM 2.38m x 1.75m

Fitted with panelled bath with electric shower over, close-coupled wc and wall-mounted basin.

Stairs from reception hall to:

FIRST FLOOR LANDING 2.14m x 1.26m, having hatch to boarded loft.

BEDROOM ONE 4.01m x 2.50m

Fitted with window seat. Beamed ceiling. Vanity wash hand basin in alcove.

BEDROOM TWO 2.14m x 1.90m plus 0.79m x 1.21m

Beamed ceiling.

BEDROOM THREE 4.72m x 3.11m

Dormer window with glimpse of Porthcressa Bay. Sloping ceiling. Wash hand basin.

OUTSIDE

To the rear of the property is a west-facing granite-walled yard, with outside WC and gate to Porthcressa Road. A real sun trap.

SERVICES

We understand that mains electricity, water and sewerage are connected to the property. There is no heating at the property.

LOCAL AUTHORITY

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

The property is currently assessed to Council Tax Band "E", reference 10878.

TENURE

We are advised the property is owned freehold.

EPC

Energy efficiency rating Band "G". The full Energy Performance Certificate can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2647-7270-2327-1585>

WALK-THROUGH VIDEO

A walk-through video can be viewed at: <https://youtu.be/sNyfTp8fLVY>

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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