



Type: **House**

Location: **St. Marys**

Price: **£595,000**

Bedrooms: **3**

A THREE-BEDROOM SEMI-DETACHED HOME, SET BACK FROM THE ROAD IN A QUIET BACKWATER WITHIN HUGH TOWN. UNUSUALLY FOR A TOWN CENTRE LOCATION, THE PROPERTY HAS DEDICATED OFF-STREET CAR PARKING, AND ENJOYS SEA VIEWS FROM THE MASTER BEDROOM.

THE ACCOMMODATION COMPRISES COVERED PORCH / UTILITY, KITCHEN, LOUNGE / DINING ROOM, DOWNSTAIRS WC, THREE BEDROOMS AND BATHROOM. OUTSIDE: PATIO GARDENS FRONT AND REAR. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

No6 Myrtle Cottages is one of four semi-detached homes built in the early 1970's in a quiet pedestrian location between Garrison lane and Parsons Field. As such it is within the heart of Hugh Town, close to the many amenities on offer, and yet detached from the noise associated with a central location. The harbour and quay are within a couple of minutes' walk, ideal for trips to the off-islands, whilst the ever popular Porthcressa Beach is also just minutes away.

In recent years the property has been used for holiday letting purposes, although it would be equally suitable as a main residence. It lets for between 25 and 30 weeks each year, at tariffs ranging from £700 low season to £1,200 high season.

This low-maintenance property has uPVC double-glazing throughout, with recently installed efficient "Rointe" electric radiators. It is offered for sale fully furnished & equipped. Enjoying sea views from the master bedroom, dedicated off-street car parking, and patio gardens front and rear (catching both morning and afternoon sunshine), viewing is 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.

The property is approached from Garrison Lane, from where a pedestrian path leads to the property.

Gated patio garden, with part-glazed door opening into:

COVERED PORCH / UTILITY 3.19m x 1.04m (10'6" x 3'5")

Having vinyl floor covering, and washing machine / tumble dryer. Half-glazed door to rear yard. Multipaned door opening into:

KITCHEN 3.42m x 2.06m (11'3" x 6'9")

Fitted with a range of modern base units, having wood-veneer doors and drawer fronts with brushed chrome handles. Dark granite-effect Formica worksurfaces and tiled splashbacks. Inset stainless steel sink unit and fitted single fan oven and ceramic hob. Fridge freezer. Nine power points. Fluorescent ceiling light. Tile-effect vinyl flooring. Door to hallway. Open through to:

LOUNGE / DINING ROOM 5.86m x 3.32m max, 2.62m min (19'3" x 10'11", 8'7").

A bright room, having windows either end allowing excellent natural light. Programmable radiator. Six power points and TV aerial socket. Door to:

HALL, having large understairs cupboard providing useful storage and housing the electricity meter and consumer unit. Programmable radiator. Tile-effect vinyl flooring. uPVC glazed door with glazed side panel opening onto rear patio. Door to:

WC 1.58m x 1.12m (5'2" x 3'8")

Fitted with a close-coupled wc and corner hand-wash basin. Tile-effect vinyl flooring.

Stairs from the hall rising to:

FIRST FLOOR LANDING, with loft access, and airing cupboard housing hot water cylinder with fitted immersion heater.

BEDROOM ONE 3.33m x 2.89m (10'11" x 9'6")

A bright and airy double room with sea views across Porthcressa Bay to Peninnis Head beyond. Built-in double wardrobe with pine louvre doors. Programmable radiator. Four power points.

BEDROOM TWO 3.10m x 2.72m plus door recess (10'2" x 8'11")

A twin bedroom, having built-in double wardrobe with pine louvre doors. Four power points. Programmable radiator.

BEDROOM THREE 2.70m x 2.18m (8'10" x 7'2")

Built-in double wardrobe with pine louvre doors. Four power points.

SHOWER ROOM 2.22m x 1.66m (7'4" x 5'5")

Having fully-tiled walls in Limestone style ceramic, and fitted with a modern white suite comprising close-coupled wc, pedestal wash hand basin and 1,600mm wide shower cubicle having glazed screen and Mira Sport electric shower over. Tile-effect vinyl flooring.

OUTSIDE

There are paved patios to both the front and rear of the property, allowing enjoyment of the sun throughout the day.

Dedicated off-street car parking space accessed from Garrison Lane.

SERVICES

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

Main powered smoke detectors fitted.

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 assessed for Non-Domestic Rates, having a rateable value of £4,250 per annum. Rates payable 2023 / 2024 of £2,120.75. Currently Small Business Rates Relief is claimed, resulting in a nil charge.

EPC

The EPC can be downloaded at:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0226-2859-7793-9678-4815>

TENURE

We understand the property is owned freehold.

WALK-THROUGH VIDEO

A video can be viewed at: <https://youtu.be/L6gUi5sDeIY>

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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