

**Type: House****Location: St. Marys****Price: £285,000****Bedrooms: 2**

A GRADE-II LISTED GRANITE COTTAGE, IN NEED OF UPGRADING THROUGHOUT, OFFERING A BLANK CANVAS TO CREATE A HOME OF GREAT CHARACTER.

THIS WELL LOCATED PROPERTY OFFERS GENEROUS ROOM SIZES, WITH THE BENEFIT OF SMALL FRONT GARDEN AND REAR YARD. THE ACCOMMODATION COMPRISES LOUNGE / DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BOX ROOM AND BATHROOM. IDEAL FOR HOLIDAY LETTING, OR AS A MAIN RESIDENCE.

NEW INSTRUCTION

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Bank Cottage, as its name implies, is situated on "The Bank", a town-centre square literally yards from the Quay. As such, the property is conveniently situated for all the facilities the town offers, and for onward travel to the mainland and off-islands.

Probably built in the early 1800's, this traditional cottage is constructed of local granite, with a natural slate roof. The original timber windows have been replaced with low-maintenance uPVC.

The property is now in need of upgrading throughout to realise its full potential. A perfect opportunity to create a lovely family home which reflects the purchaser's individual taste.

Realistically priced for an early sale. Viewing 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.

Approached via a concrete path, shared with the adjoining cottage, with fully glazed uPVC door opening into:

LOUNGE / DINING ROOM 6.49m x 3.59m (21'3" x 11'9").

Excellent natural light levels from windows on two aspects. Exposed beamed ceiling. Night storage heater, and Reformite stone fireplace with open grate. Open tread stairs to first floor. Open through to:

KITCHEN 3.93m x 1.95m (12'11" x 6'5").

Again having good natural light, with windows on three elevations. Sealed flooring, and fitted with a range of modern base units have white melamine doors and drawer fronts, with contrasting grey granite-effect Formica worksurfaces. Inset stainless steel single bowl sink unit. Space for slot-in electric cooker and fridge / freezer. Door to rear yard.

FIRST FLOOR LANDING, having cupboard housing dual tariff electricity meter. Window overlooking rear yard, and with sea glimpse

BEDROOM ONE 2.81m x 2.61m plus 1.54m x 0.86m L-shaped (9'2" x 8'7" plus 5'0" x 2'10").

Recessed single wardrobe. Window overlooking front garden.

BEDROOM TWO 2.98m x 2.85m (9'9" x 9'4").

Walk-in wardrobe. Night storage heater. Window overlooking front garden.

BATHROOM 2.50m x 2.44m plus 1.44m x 0.57m L-shaped (8'2" x 8'0" plus 4'9" x 1'11").

Having sealed flooring, and fitted with a suite comprising close-coupled wc, pedestal wash hand basin and panelled bath with mixer shower, curtain & rail over. Chrome heated towel rail. Airing cupboard housing factory-lagged hot water cylinder. Window overlooking Bank Square. Door to:

BOX ROOM 2.44m x 1.76m plus 0.92m x 0.6m (8'0" x 5'9" plus 3'0" x 2'0").

Window to front garden.

OUTSIDE

Small front garden, enclosed by granite walls and Pittasporum hedging.

Rear Yard, having granite boundary walls, with pedestrian gate to street.

SERVICES

We understand that Telecom, 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: 01720 422537.

The property is assessed for Council Tax under Band "E", having a charge for the 2015 / 2016 year of £1,516.793. In addition, water and sewerage are charged at the current rate.

TENURE

We understand the property is owned 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:

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