



Type: **House**

Location: **St. Marys**

Price: **£350,000**

Bedrooms: **2**

AN ATTRACTIVE TOWN-CENTRE COTTAGE, CENTRALLY SITUATED ON SILVER STREET, AND FORMING PART OF THIS EVER-POPULAR DEVELOPMENT OF HOUSES SITUATED AROUND A LANDSCAPED COURTYARD.

No6 SILVER STREET OFFERS WELL PRESENTED ACCOMMODATION COMPRISING STORM PORCH, RECEPTION HALL, LOUNGE, KITCHEN / DINING ROOM, UTILITY, TWO BEDROOMS, BATHROOM (PREVIOUSLY A THIRD BEDROOM) & SHOWER ROOM.

SMALL SOUTH FACING PATIO TO THE REAR. AN IDEAL MAIN OR HOLIDAY RESIDENCE. VIEWING HIGHLY RECOMMENDED.

NEW INSTRUCTION

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Silver Street is situated in the heart of Hugh Town, opposite the Foredeck boutique and within a short walk from the banks, shops, restaurants, public houses, Post Office, harbour and many other amenities the town offers.

The area surrounding the ever-popular Porthcressa Beach, just a few metres from the property, has recently been the subject of a £4 million regeneration project, with improved public walkways, landscaped gardens and new amenity buildings.

Built in the mid 1970's as part of a development of twelve townhouses, by celebrated local builder Roy Mitchell, No6 Silver Street was originally built as a three-bedroom one-bathroom property. The present owners converted the third bedroom into a second bathroom, although it could easily be converted back into a bedroom if required.

Offered fully furnished, complete with all carpets and curtains as fitted, making this a turn-key opportunity. Ideal as a second home, letting investment, or indeed as a main residence. 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.

Quarry-tiled storm porch, with multipaned entrance door with glazed side panels, opening into:

RECEPTION HALL 1.98m x 3.42m

Coat hanging space. Electric convector heater. Useful storage cupboards, and further understairs cupboard housing the electricity meter and consumer unit. Doors to:

LOUNGE 3.90m max, 3.00m min x 3.82m max, 3.07m min.

Having exposed feature beamed ceiling, and electric coal-effect fire on tiled hearth. Good natural light, both from the main window overlooking Silver Street, and borrowed light through glazed screen to dining room (which could easily be removed to create open-plan living space).

KITCHEN / DINING ROOM 5.94m x 2.43m

Arranged as two separate areas, the kitchen has patterned vinyl flooring, and is fitted with an ample range of wall and base units, having solid timber drawers and door fronts, with wood-trimmed melamine worksurfaces and tiled splashbacks. Inset 1½ bowl sink unit, fitted Philips electric oven and hob, and slot-in Silverline fridge.

The dining area is carpeted, with a large double-glazed south-facing window overlooking the rear courtyard providing excellent natural light.

A door from the kitchen opens into:

UTILITY ROOM 2.08m max x 1.87m max L-shaped

Fitted with Formica worktop along one wall, incorporating inset single bowl sink unit, and having AEG washing machine and tumble dryer under. Door opening out to the rear courtyard.

Stairs from the reception hall rise to:

FIRST FLOOR LANDING 2.95m x 1.92m

Having storage cupboard above the stairs, and an airing cupboard housing the lagged hot water cylinder with fitted immersion heater. Loft access with drop-down ladder.

BEDROOM ONE 3.27m x 3.25m

A front-facing double bedroom, with good natural light. Central ceiling light.

BEDROOM TWO 3.50m x 3.26m

A bright and airy, south-facing twin bedroom with double-glazed window overlooking the courtyard. Central ceiling light and wall-mounted bedhead light.

BATHROOM / BEDROOM THREE 2.57m x 2.26m

Formerly the third bedroom, and now fitted as a spacious bathroom, having champagne coloured suite comprising panelled bath with telephone-style shower mixer over, close coupled Saniflo wc and pedestal wash hand basin. Tiled splashbacks. Dimplex convector heater.

SHOWER ROOM 2.57m x 1.51m

Previously the main bathroom, this bright, double-glazed room has fully tiled walls and vinyl tiled flooring. It is fitted with a white suite comprising pedestal wash hand basin, close-coupled wc and corner shower cubicle with Triton electric shower. Dimplex fan heater and shaver light.

OUTSIDE

The property has a small, sunny patio overlooking a highly attractive courtyard with central, gazebo-style glasshouse, raised beds planted with shrubs & palms, and ornamental pond. A right of access exists over this courtyard, out onto Silver Street via double gates situated at the end of the terrace.

There is a recessed refuse bin store, and useful storage cupboard, suitable for tools /ladders, etc, adjoining the property.

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 "F", having a charge for the 2016/2017 year of £1,859.22. In addition, water and sewage 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



6 Silver Street

6 Silver Street St Marys Isles of Scilly

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