



Type:	Flat
Location:	St. Marys
Price:	£500
Bedrooms:	1

A SOUTH-FACING, TOWN-CENTRE STUDIO APARTMENT, HAVING THE BENEFIT OF DIRECT BEACH ACCESS. THIS STYLISH APARTMENT HAS RECENTLY BEEN COMPREHENSIVELY RECONFIGURED AND REFURBISHED, AND IS OFFERED FOR RENT FULLY FURNISHED & EQUIPPED.

The property comprises studio room with kitchen /dining area, and shower room.

SIX MONTH RENTAL AVAILABLE FROM 1st OCTOBER AT £500 PCM PLUS COUNCIL TAX AND UTILITY BILLS

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com



Minnehaha

16 Smugglers Ride St Marys i

DESCRIPTION AND LOCATION

Originally a substantial granite-built guest house, Smugglers Ride was converted into apartments in the late 1980's. The property occupies an enviable position fronting Town Beach, centrally located within Hugh Town, the "capital" of St Mary's, and therefore close to all the shops, restaurants, banks, Post Office, harbour and other amenities on offer.

Minnehaha is situated on the upper ground floor of the building. Comprehensively refurbished a short time ago, Minnehaha offers thoughtfully designed accommodation, with excellent storage space and interesting design details. It is offered for rent fully furnished & equipped, complete with all fitted floor coverings and curtains.

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 from Thorofare, granite steps lead to a newly renovated multipaned glazed reception porch and through to a reception lobby with payphone. An oak veneer door with glass porthole opens into the apartment.

STUDIO ROOM WITH KITCHEN / LIVING AREA 5.47m x 3.27m max, 2.77m min

Fitted with engineered oak flooring throughout, and having exposed granite to one wall, cleverly incorporating a drawer unit. The kitchen is fitted with an ample range of modern wall and base units in pale grey laminate, with a high gloss laminate worksurface over with inset stainless steel sink unit. Fitted appliances by Bosch include single electric fan oven, ceramic hob with glass splashback, canopy extractor, fridge and freezer. uPVC window overlooking Thorofare. Six dimmable LED ceiling downlights, together with plinth lighting beneath the units.

Dining area, having folding dining room table with integral storage.

The bedroom area is separated from the living space by a half-height partition, having painted matchboard panelling which is continued along the walls. The built-in double bed has integral storage under, with twin chrome bedhead spotlights above. Further storage is provided by two double wardrobes and one single wardrobe. Four dimmable LED downlights. Oak door opening via two steps up to:

SHOWER ROOM 3.60m x 0.99m

Fitted with pale Karndean flooring, and fitted with a modern suite comprising back to wall wc, vanity wash hand basin with storage beneath and to the side, and a fully-glazed shower cubicle fitted with thermostatic mixer shower. The unvented hot water cylinder is contained within a concealed cupboard behind the wc, with towel / linen storage. Four LED ceiling downlights, illuminated mirror, chrome heated towel rail, mechanical and natural ventilation.

OUTSIDE

At beach level, there is a right of way over a small courtyard, from where steps lead down onto Town Beach. Shared use of laundry room, in common with other apartments, fitted with washing machine and tumble dryer.

SERVICES

We understand that 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 "A", having a charge for the 2018/2019 year of £858.09. In addition, water and sewerage are charged at the current rate.

TENURE

Offered on a six month Assured Shorthold Tenancy from 1st October 2018 to 31st March 2019.

Sibley's Island Homes

Porthcressa, St Mary's, Isles of Scilly TR21 0JQ

Tel: (01720) 422431 Fax: (01720) 423334

E-Mail: enquiries@sibleysonscilly.com

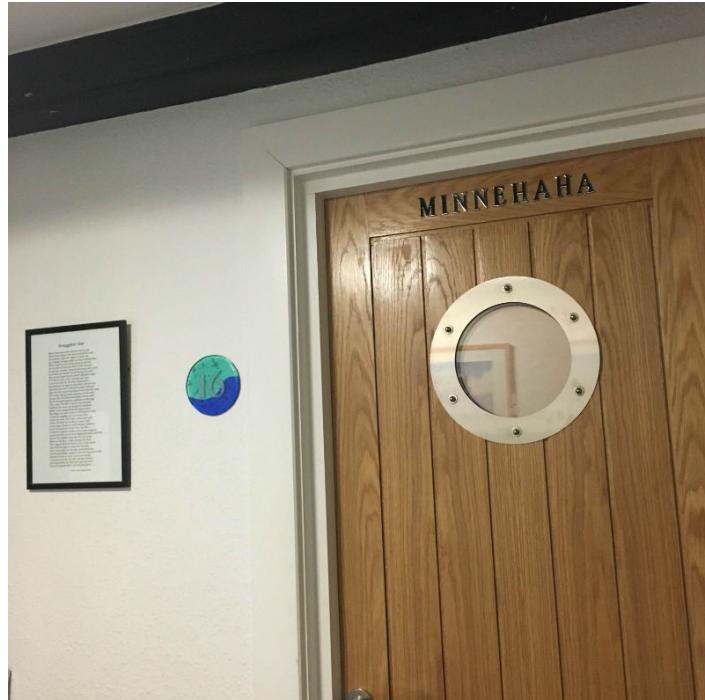
ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=8844-7222-1790-4905-9906#>

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

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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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