



Type: **Bungalow**

Location: **St. Marys**

Price: **£359,000**

Bedrooms: **2**

A SEMI-DETACHED BUNGALOW, ENJOYING AN ELEVATED POSITION, WITH GENEROUS GARDENS AND VIEWS ACROSS FARMLAND TO THE SEA BEYOND.

The accommodation comprises reception lobby, kitchen/dining room, lounge with multifuel stove, two bedrooms, shower room and utility room. Large attic with scope for conversion, subject to the necessary consents. Outside: Gardens front and rear, with store and timber shed.

NEW INSTRUCTION

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

No4 Telegraph Bungalows is situated in the Telegraph area of St Marys, a small residential settlement located approximately 1½ miles from Hugh Town, the tiny “capital” of St Mary’s with its shops, schools, banks, Post Office, harbour and many other amenities. The property is just a short stroll from Bants Carn ancient village, a local beauty spot, the small harbour at Pendrethen, and some of the finest views on Scilly.

The property is situated on Telegraph Road, having a westerly aspect with pleasing views across farmland to the sea beyond.

No4 Telegraph Bungalows offers well-proportioned accommodation, including a well-fitted modern kitchen, although it would benefit from a light scheme of refurbishment. Fenestration is in wooden, double-glazed units. A large attic space offers potential for conversion into additional accommodation, with wonderful views, subject to the necessary consents.

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.

A gated paved path leads around the front garden to a half-glazed, painted door opening into a:

RECEPTION LOBBY, and through to:

LOUNGE 5.71m max, 5.32m min x 3.33m

A bright room, overlooking the front garden. Cast-iron multifuel stove on slate hearth, with shelved alcove adjoining. Convector heater. Eight power points, Telecom socket and TV aerial point.

Open through to:

KITCHEN / DINING ROOM 5.17m x 2.65m

A large room, enjoying views across the rear garden to the sea beyond. Fitted with an ample range of modern wall and base units, providing ample storage and work space, having white laminate doors and drawer fronts with contrasting nickel handles. Oak effect Formica worksurfaces, with tiled splashbacks and inset 1½ bowl sink unit. Fitted appliances include fridge & freezer, electric double oven, ceramic hob and stainless steel canopy extractor over. Convector heater. Eleven power points and TV aerial socket. Eight LED downlights. Slate tile effect vinyl floor covering.

Loft hatch from kitchen into large insulated roofspace, housing a mains-pressure hot water cylinder with twin immersion heaters, one of which is connected to the Economy 7 Tariff.

UTILITY ROOM 2.22m x 1.24m

Having space and plumbing for washing machine. High level cupboards housing electricity consumer units. Door to rear garden.

BEDROOM ONE 4.33m x 3.29m

Overlooking the front garden, with good natural light. Convector heater. Six power points.

BEDROOM TWO 3.36m x 2.70m

Overlooking the rear garden, with distant sea views. Convector heater. Four power points.

SHOWER ROOM 2.66m x 1.34m

Fitted with a modern white suite comprising pedestal wash hand basin with illuminated shaver mirror over, Close-coupled wc, and extra width, fully-tiled shower cubicle having sliding glazed doors and fitted with Mira thermostatic mixer shower. Natural and mechanical ventilation. Night storage heater. Creda wall-mounted fan heater, and electric heated towel rail.

Three LED downlights.

OUTSIDE

To the front of the house is a pleasant garden, laid mainly to lawn, with hedged boundaries.

A path leads around the right hand side of the house. Outside tap.

A paved terrace adjoins the rear of the house, with a lawned garden beyond extending for another 20 metres. The garden has mature hedged boundaries, with views across adjoining farmland to the sea beyond, including to the Bishop Rock Lighthouse.

Within the garden, adjoining the house, is a **GARDEN STORE** 2.0m x 0.94m, and a **TIMBER SHED** 2.30m x 1.80m.

SERVICES

We understand that Telecom, mains electricity and mains water are all connected to the property. Drainage is private, to septic tank and soakaway. The soakaway is located in the adjoining field and a right to keep and maintain this will be granted.

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", (Reference 10743), producing an annual charge of £1,573.17 for the 2016 / 2017 year. In addition, water is 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.

EPC

The EPC can be downloaded at: <https://www.epcregister.com/reportSearchAddressListReports.html?id=4734f0977a549fec111c3c31299a8a85>

CONDITIONS OF SALE

The following rights will be reserved for the benefit of the Duchy of Cornwall:

1. Mines and Minerals below a depth of 10 fathoms from the surface and without any rights of surface entry.
2. Sporting rights.
3. The right to cross the land with future service connections.

The following covenants will apply to the property:

1. Residential use as a full time single dwelling only.
2. No noxious use, or scrap metal storage.
3. No alterations to the external appearance without consent and usual architectural control, with the recovery of HRH's reasonable architects costs.
4. No development.





Notes



No4 Telegraph Bungalows

Telegraph St Marys Isles of Scilly

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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