



Type:	House
Location:	St. Marys
Price:	£435,000
Bedrooms:	4

AN ATTRACTIVE, GRADE-II LISTED TOWN CENTRE COTTAGE, PERFECTLY LOCATED FOR ITS PRESENT USE AS A HOLIDAY LET, OVERLOOKING THE PARK AND WITHIN A SHORT WALK OF BEACHES, THE QUAY AND TOWN CENTRE FACILITIES.

The accommodation comprises storm porch, reception hall, lounge & dining room, kitchen, bathroom, wc, three bedrooms, plus an additional attic bedroom. Utility room. Small walled garden to the front, and attractive courtyard garden to the rear, with garden shed and access out onto Porthcressa Road (ideal for the beach). **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Trevessa is an attractive, Grade-II Listed property, forming part of what is arguably the finest terrace of stone-built houses on the islands. Ideally situated for its use as a holiday letting property (though equally suitable as a permanent residence), overlooking Hugh Town's central "park", Trevessa is equidistant from the popular Porthcressa and Town beaches, and within a short walk of the harbour, shops, banks, pubs, restaurants and many other amenities the town offers.

Bought by the present owners in 2008, Trevessa has been run successfully as a holiday letting property since, having a "Three Star" grading from Visit England / AA. Tariffs range from £590 to £1,395 per week. The property lets well, producing a gross income of £19,500 in 2017. Accounts will be made available to serious interested purchasers who have viewed the property.

The guest house is offered for sale fully furnished, complete with white goods, carpets and curtains as fitted. It is fitted with oil-fired central heating. An inventory will be prepared prior to sale. 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.

Gated path through the attractive front garden to glazed paneled door, opening into Storm Porch, with further half-glazed door to Reception Hall.

LOUNGE / DINING ROOM

An open plan room divided into two distinct areas:

LOUNGE AREA 3.56m x 2.60m

Having a brick fireplace, and with attractive sash window overlooking the park. Radiator. TV aerial socket. Ample power points.

DINING AREA 3.40m x 3.19m

Having a decorative fireplace recess with pine fire surround and mantle, and alcoves either side fitted with cupboards and shelving. Radiator. Door to:

KITCHEN 3.84m x 3.04m

A bright south-facing room, fitted with an ample range of wood fronted wall and base units, with granite effect worksurfaces and inset 1½ bowl stainless steel sink units. Tiled splashbacks. Slot-in Zanussi double oven electric cooker with extractor over, Bosch dishwasher, Zanussi washing machine and LG fridge / freezer. Two triple spotlight units. Door to rear garden.

A second door from the dining room opens into Inner Hall, with exposed painted granite walls. Radiator. Doors to:

BATHROOM 1.78m x 1.48m

Fitted with a white suite comprising pedestal wash hand basin and panelled bath with thermostatic mixer shower over, fitted curtain and rail. Fully tiled walls around basin and bath. Shaver light. Vinyl floor covering.

WC 1.28m x 0.84m

Fitted with a close-coupled wc and hand wash basin.

Stairs to First Floor Landing and:

BEDROOM ONE 3.12m x 2.98m plus 0.99m x 1.01m L-shaped

A bright south-facing bedroom, having two windows overlooking the rear garden. Pedestal wash hand basin. Alcove cupboard. Radiator.

BEDROOM TWO 2.98m x 2.74m

A twin bedroom overlooking the park. Radiator.

BEDROOM THREE 1.82m x 1.73m

A single bedroom overlooking the park. Radiator.

A steep, narrow staircase with half-landing rises to:

ATTIC ROOM / BEDROOM FOUR 3.58m x 3.28m plus 1.40m x 0.97m plus dormer.

A bright attic room, having dormer window overlooking the rear garden. Extensive eaves storage. Radiator.

OUTSIDE

To the front of the property is a small patio garden, attractively planted with palms and agapanthus. Boundary wall of dressed granite with galvanized railings above.

To the rear of the property is a **COURTYARD GARDEN**, having access out onto Porthcressa Road and from there to the beach. Having several seating areas, and again attractively planted with palms, agapanthus, fuschias and other plants. Within the yard is a **TIMBER SHED** 7'0 x 6'0 (2.13m x 1.83m) and oil storage tank. Outside tap. Access to:

UTILITY ROOM 2.02m x 1.49m.

Housing the Worcester Heatslave oil-fired combination central heating boiler, and Zanussi 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 under Band "F" for Council Tax purposes, producing an annual charge of ££2,063.04 for the 2018/2019 year.

In addition, water is charged at the current rate.

TENURE

We understand the property is owned freehold, with no unusual covenants or restrictions

ENERGY PERFORMANCE CERTIFICATE

Band "E". The full EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=2778-3041-7273-5498-4910>

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



Trevessa

The Parade 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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