



Type: **House**

Location: **St. Marys**

Price: **£390,000**

Bedrooms: **3**

A SOUTH-FACING, LINK SEMI-DETACHED FAMILY HOME, SITUATED IN A QUIET RESIDENTIAL AREA CLOSE TO THE CENTRE OF HUGH TOWN. THE PROPERTY PROVIDES WELL-PROPORTIONED FAMILY ACCOMMODATION, WITH THE BENEFIT OF SEA GLIMPSES ACROSS PORTHCRESSA BAY.

The accommodation comprises porch, reception lobby, lounge, dining room, kitchen, utility, office, wc, three bedrooms (two doubles and a single) and family bathroom. Outside: Garden to the front and paved yard to the rear. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Parsons Field is a quiet, residential area on the edge of Hugh Town, just a short walk from the shops, restaurants, banks, post office, harbour and other amenities the town offers yet away from the noise associated with a town centre location.

The ever popular Porthcressa Beach is just a minute's stroll from the property, and being south-facing, it enjoys good natural light throughout the day. The property has modern Upvc double glazing on the front elevation, to an attractive sliding-sash design, and part of the rear elevation. Internally it would benefit from a light scheme of modernisation to realize its full potential.

Unlike many of the properties in Parsons Field, No4 is free of any occupancy or other restrictions, making it ideally suitable for either a main residence or holiday letting use.

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.

Paved path to half-glazed Upvc front door, opening into:

PORCH 1.57m x 1.25m

Having fitted shelving, and multipaned door to:

RECEPTION LOBBY, with stairs to first floor and doors to lounge and dining room.

DINING ROOM 3.50m x 2.87m

South-facing room. Coved ceiling. Central ceiling light and twin wall lights. Open through to:

KITCHEN 3.88m x 2.16m

Fitted with a range of wall and base units in dark wood, with contrasting pale laminate worksurfaces and tiled splashbacks. Inset 1½ bowl sink unit. Slot-in electric double oven cooker with canopy extractor over. Useful understairs storage cupboard. Door to:

LOUNGE 5.80m x 3.39m

A bright, double aspect room, having Reformite stone fireplace with inset coal-effect electric fire. We are advised the flue is still open, but would need a new lining prior to re-commissioning.

A further door from the kitchen leads out to:

UTILITY ROOM 3.62m x 1.94m

A useful space, having ample room for fridges and freezers and space & plumbing for washing machine. Vinyl floor covering. Door to rear yard. Doors to:

OFFICE 2.72m x 1.60m

Recently fitted with oak laminate flooring, and having attractive wall shelving across 1½ walls. Good natural light from two windows. Cupboard housing electricity meter. Loft access.

WC 1.60m x 0.76m

Fitted with a high flush wc.

From the reception lobby, an easy rise staircase leads to:

FIRST FLOOR LANDING, having airing cupboard factory-lagged hot water cylinder and fitted linen shelving. Doors to:

BEDROOM ONE 3.43m x 3.34m plus door recess

A large double bedroom, with excellent natural light and sea glimpses across Porthcressa Bay. Built-in deep single wardrobe.

BEDROOM TWO 3.52m x 2.88m

Another well-sized double bedroom, with excellent natural light and sea glimpses across Porthcressa Bay. Built-in deep single wardrobe.

BEDROOM THREE 2.52m x 2.37

Rear facing, with built-in deep single wardrobe. Access hatch to loft, with ample scope for conversion, subject to the necessary consents.

BATHROOM 2.26m x 1.94m

Fitted with a white suite comprising tiled panelled bath with glazed screen and electric shower over, close-coupled wc and pedestal wash hand basin. Electric heated towel rail.

OUTSIDE

Pleasant front garden, laid to lawn and well-screened with mature shrubs including Hydrangea, Camelia, Pittasporum and Fuschia.

Rear yard, having low-level concrete wall surrounding, with fencing above to maintain privacy. Raised paved area with rotary washing line. Plastic garden store. Gate out onto rear service road.

SERVICES

We understand that Telecom, mains electricity, mains water and mains 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", under Local Authority Reference 34/12, having a charge for the 2018 / 2019 year of £1,745.65. In addition, water is charged at the current rate.

TENURE

We understand the property is owned freehold.

EPC

Band "G". The full EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=8128-7221-4210-2489-4996>

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



4 Parsons Field

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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