



Type: **House**

Location: **St. Marys**

Price: **£495,000**

Bedrooms: **4**

A SOUTH-FACING, END-OF-TERRACE 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, AND SELF-CONTAINED GROUND FLOOR BEDROOM SUITE.

The accommodation comprises porch, reception lobby, lounge, dining room, kitchen, utility, ground floor bedroom with en-suite facilities, three first floor bedrooms and shower room. Outside: Attractive garden to the front and courtyard to the rear. **NEW INSTRUCTION**

Please see full details as restrictions apply.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)

## GENERAL

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 excellent natural light throughout the day. The property has been well-maintained by the current owners, and is well presented throughout. It has modern uPVC double glazing on the front elevation.

Ownership and occupation of the property are subject to restrictive covenants imposed by the Council of the Isles of Scilly, when the property was first sold some years ago. In essence, it must be occupied as a residence, and not for business purposes, and disposal must be to a person who shall have had for at least three years prior to purchase (or three out of the past ten years) their permanent residence or shall have carried on a trade within the area administered by the Council of the Isles of Scilly.

In summary, a well-presented and well-located family home. 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** 1.55m x 1.25m

Having a vaulted ceiling and window to garden. Fully glazed door, with attractive etched marine scene to:

**RECEPTION LOBBY**, with stairs to first floor and doors to lounge and dining room. Wood laminate flooring continuing through the lounge and dining room.

### **LOUNGE** 5.80m x 3.39m

A bright, double aspect room, having chimney breast with slate hearth and electric stove-effect heater inset. Electric radiator. TV and Telecom sockets.

### **DINING ROOM** 3.47m x 2.87m

A bright South-facing room. Open through to:

### **KITCHEN** 3.89m x 2.17m

Fitted with an extensive range of modern wall and base units in pale wood-effect, with contrasting worksurfaces. Inset stainless steel sink unit. Integrated appliances include electric oven & ceramic hob with stainless steel chimney extractor over, fridge, freezer and dishwasher. Step down to:

### **UTILITY ROOM** 1.83m x 1.56m

A useful space, having space and plumbing for washing machine and tumble dryer. Door to rear yard. Door to:

### **BEDROOM FOUR** 3.57m x 1.86m

Having wood laminate flooring, and fitted full-height storage unit. Door to:

### **EN-SUITE SHOWER ROOM** 1.61m x 1.61m

Having fully tiled walls, and fitted with a suite comprising pedestal basin, close-coupled wc and corner shower cubicle with electric shower unit.

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

**FIRST FLOOR LANDING**, having airing cupboard housing instantaneous electric water heater. Electric radiator. Doors

to:

**BEDROOM ONE** 3.33m x 3.10m plus alcove & door recess

A large South-facing double bedroom, with excellent natural light and sea glimpses across Porthcressa Bay.

**BEDROOM TWO** 3.50m x 2.90m

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

**BEDROOM THREE** 2.48m x 2.33m

Rear facing, with built-in deep single wardrobe. Loft access.

**BATHROOM** 2.13m x 1.92m

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**

To the front of the property is a delightful garden, laid to lawn with mature borders planted with local flowers & shrubs, including Agapanthus and a mature palm. A small paved terrace provides a sunny seating area.

The garden continues around the side and rear of the property, laid to concrete, with a planted area providing a further sitting area. Within the rear yard is a small garden shed and outside tap.

**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: 0300 123 4105.

The property is assessed for Council Tax under Band "E", under Local Authority Reference 34/9, having a charge for the 2021 / 2022 year of £1,993.25. In addition, water is provided by South West Water and 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**

Band "E". The full EPC can be downloaded at:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8888-7621-6020-5080-6922>







## Notes





**1 Parsons Field**

1 Parsons Field St Marys Isles of Scilly

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