



Type: Flat

Location: St. Marys

Price: £260,000

Bedrooms: 1

A WELL-PRESENTED GROUND FLOOR APARTMENT, EXCELLENTLY LOCATED MIDWAY BETWEEN PORTHCRESSA BEACH AND TOWN BEACH, AND JUST A SHORT LEVEL WALK TO THE HARBOUR AND TOWN CENTRE AMENITIES.

THE ACCOMMODATION COMPRISES KITCHEN / DINING ROOM, TWIN / DOUBLE BEDROOM, LOUNGE AND SHOWER ROOM. SHARED COURTYARD.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

GENERAL

Lower Dunmallard is set back behind the former museum, in a popular part of Hugh Town, midway between Town Beach and Porthcressa Beach. It comprises the ground floor of a two-storey property to the rear of Lower Strand, with one other flat above sharing a joint access.

The accommodation is well-presented throughout, with low maintenance uPVC double glazing. It has been operated as a successful holiday let for many years. It has let for 21 weeks this season, producing a gross income in excess of £15,000. 2023 tariffs range from £525 - £820 per week. Full letting information will be provided to serious interested parties.

The property would suit its present letting use, or would be equally suitable as a main residence.

The property is offered for sale fully equipped. 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.

The property is approached from Church Street. Gate to shared entrance yard. Part glazed door opening into reception lobby, shared with the upper flat. Entrance door to Lower Dunmallard opening into:

KITCHEN / DINING ROOM 3.70m x 2.31m plus 2.87m x 1.00m

A bright room, fitted with an ample range of modern wall and base units, having cream melamine door and drawer fronts with contrasting wood effect worksurfaces and grey tiled splashbacks. Stainless steel inset sink unit. Integrated appliances including electric single oven, ceramic hob and canopy extractor over. Quality wood plank effect vinyl floorcovering. Painted tongued & grooved boarded ceiling. Understairs cupboard.

LOUNGE 4.10m x 3.74m

A well-proportioned room, with window to front yard. Electric radiator. TV aerial point.

Adjoining the kitchen is an inner hall providing access to:

BEDROOM 2.94m x 2.38m plus 2.60m x 1.29m

A bright twin bedroom, overlooking the front courtyard. Painted exposed granite feature wall. Electric radiator.

SHOWER ROOM 2.32m x 1.20m plus 0.85m x 0.86m

Having oak-plank effect vinyl flooring, and fitted with a suite comprising close-coupled wc, pedestal wash hand basin and fully-tiled shower tray with curtain and Mira Sport electric shower unit fitted. Shaver light. Chrome heated towel rail. Mechanical and natural ventilation.

OUTSIDE

Shared courtyard entrance with private area for refuse bin / bicycle storage.

SERVICES

We understand that mains electricity, water and sewerage are connected to the property.

LOCAL AUTHORITY

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 0300 1234 105.

The property is currently assessed to Business Rates, under reference 80439T as follows:

Description: Self catering holiday unit and premises.

Rateable Value: £2,600 per annum.

The property may qualify for "Small Business Rates Relief", currently at 100%. Enquiries should be directed to the Revenues Department of the Council of the Isles of Scilly.

TENURE

We are advised the flat is owned leasehold for a 197 year term from 1987. The freehold is owned by Dunmallard Management Company, of which the leaseholder is a 50% shareholder. Owner's pets are permitted.

WALK-THROUGH VIDEO

A walk-through video can be viewed at: to follow

EPC

Energy efficiency rating Band "E". The full Energy Performance Certificate can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/8468-7621-6190-6090-6926>

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

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:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Sibleys Island Homes has any authority to make or give any representation or warranty whatever in relation to this property.