



Type: **House**

Location: **St. Marys**

Price: **£395,000**

Bedrooms: **3**

A WELL-PRESENTED SEMI-DETACHED FAMILY HOME SITUATED IN A QUIET, TRAFFIC-FREE CLOSE ON THE EDGE OF HUGH TOWN.

THE BRIGHT, SOUTH-FACING ACCOMMODATION COMPRISES ENCLOSED PORCH, RECEPTION HALL, OPEN-PLAN LOUNGE & DINING ROOM, KITCHEN, THREE BEDROOMS AND FAMILY BATHROOM. UTILITY CUPBOARD AND WC. REAR GARDEN.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Branksea Close is a quiet, pedestrian-only close of eight houses built in the 1960s and arranged around a shared amenity area. It is situated off Church Road, just a short level walk to the harbour and many amenities Hugh Town offers.

This low-maintenance South-facing property has been well-maintained and improved by the present owner, including new bathroom, flooring, efficient "Rointe" electric heating and some replacement double-glazing. It offers well-presented family accommodation, with the benefit of garden to the rear.

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. 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 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.

ENCLOSED GLAZED PORCH 2.30m x 1.17m

Having Reformite walls and Terrazo tiled flooring. Coat hanging space. Half-glazed door to:

RECEPTION HALL 3.52m x 1.91m

Having quality wood-effect vinyl flooring. Electric radiator. Easy-rise staircase with electricity meter and consumer unit under.

LOUNGE 3.65m x 3.52m

Enjoying excellent natural light. Chimney breast with tiled hearth and decorative recess. Ample power points, TV and satellite socket. Open through to:

DINING ROOM 3.05m x 2.87m

Window to rear garden. Serving hatch to kitchen. Electric radiator.

KITCHEN 3.03m x 2.68m

Having quality vinyl flooring and fitted with an ample range of modern wall and base units in wood-effect laminate with contrasting dark marble effect worksurfaces and tiled splashbacks. Inset single drainer stainless steel sink unit. Space and plumbing for washing machine / dishwasher. Space for under counter fridge, freezer. Space for slot-in electric cooker, and extractor over.

Door to rear garden and to:

OUTSIDE WC 1.99m x 0.86m

Fitted with low level wc.

UTILITY CUPBOARD 0.90m x 0.90m

Wiring and vent for tumble dryer.

An easy-rise staircase leads from the reception hall to the:

FIRST FLOOR LANDING 2.67m x 1.93m, having airing cupboard with factory-lagged "Fortic"-style hot water cylinder with fitted immersion heater, and slatted shelving. Electric radiator. Loft hatch with drop down ladder to fully boarded attic with light.

BEDROOM ONE 3.50m x 3.51m

A good size room overlooking the rear garden. Full width triple wardrobes providing ample storage. Electric radiator.

BEDROOM TWO 3.15m max, 2.53m min x 3.04m

A bright South-facing double bedroom with skeleton wardrobe. Electric radiator.

BEDROOM THREE 2.37m x 2.20m

A bright South-facing single bedroom with built-in single wardrobe.

BATHROOM 1.97m x 1.64m

A modern fitted bathroom having panelled shower bath with Mira Sport electric shower over, concealed cistern wc and vanity basin. Marble effect Respertex wall panelling around bath with Metro-style tiling elsewhere. Chrome towel rail.

OUTSIDE

To the right hand side of the house is a wide covered passage providing useful storage for bicycles etc.

The rear garden is raised, laid mainly to lawn with fenced boundaries.

SERVICES

We understand that Telecom, 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: 0300 1234 105.

The property is assessed for Council Tax under Band "E", having a charge for the 2023 / 2024 year of £2,162.33.

Water and sewerage are provided by South West Water and charged at the current rate.

TENURE

We understand the property is owned freehold.

WALK-THROUGH VIDEO

A video can be viewed at: https://youtu.be/_X19KGBkPkk?si=E6itKrOZ0fgjJ6n4

EPC

Band "F"

The EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0496-3034-0202-1474-5200>

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



No5 Branksea Close
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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- (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;
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