



Type:	Bungalow
Location:	St. Marys
Price:	£595,000
Bedrooms:	3

A SEMI-DETACHED BEACHSIDE BUNGALOW, ENJOYING A SUNNY SOUTHERLY ASPECT WITH THE POTENTIAL FOR FABULOUS SEA VIEWS ACROSS PORTHCRESSA BAY.

Pendeen Villa is situated on Porthcressa Beach, set behind mature Pittosporum hedging. The accommodation comprises large porch, reception hall, lounge / dining room, three double bedrooms and bathroom. Outside: Paved gardens on three sides with mature Agapanthus borders. Garden shed.

UNEXPECTEDLY BACK ON THE MARKET.

To view a walk-through video please [Click here](#)

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Pendeen Villa is situated close to the heart of Hugh Town, within a short level walk of the shops, restaurants, public houses, Post Office, harbour and many other amenities the town offers.

The area surrounding the ever-popular Porthcressa Beach, just a few metres from the property, was subject to a £4million pound regeneration project in recent years, with improved public walkways, landscaped gardens and new amenity buildings.

Probably built in the 1930s, Pendeen Villa has a sunny southerly aspect, and is literally yards from the beach. It has a pleasant garden with mature hedged boundaries, which if lowered would afford wonderful sea views across Porthcressa Bay.

Pendeen Villa represents a rare opportunity for the discerning purchaser looking for a well-located property with sea views, high ceilings and good natural light. The property would now benefit from a modest scheme of refurbishment, or alternatively would lend itself to a more comprehensive scheme of works as carried out on the nearby properties "Seaglass" and "Southerly". It certainly has potential for conversion of the roofspace into additional accommodation, subject to the necessary consents.

Viewing essential to appreciate the potential this property offers.

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.

A gated path leads to a panelled front door opening into:

ENTRANCE PORCH 2.93m x 1.43m

Having quarry tiled floor. Coat hanging racks. Glazed door to:

RECEPTION HALL 2.56m x 1.03m

Walk-in storage cupboard. Ceiling hatch to large insulated attic. Electricity meter and consumer unit.

KITCHEN 3.05m x 2.45m

Fitted with an ample range of wall and base units in pale laminate with oak-effect worksurfaces and tiled splashbacks. Inset single bowl stainless steel sink unit. Appliances include slot-in electric cooker with extractor over, washing machine and fridge freezer. Pine tongued & grooved ceiling. Ceramic tiled floor.

BATHROOM 2.15m max x 2.55m max

Fitted with a suite comprising close-coupled wc, pedestal wash hand basin and panelled bath with shower screen and electric shower unit over. Part tiled walls (fully tiled around bath). Chrome heated towel rail. Natural and mechanical extraction. Airing cupboard housing factory lagged hot water cylinder.

LOUNGE 4.52m x 3.32m

A bright south-facing room. Reformite stone fireplace, currently unused, but which could be recommissioned if required.

BEDROOM ONE 3.09m x 3.05m

A south-facing double bedroom

BEDROOM TWO 3.08m x 3.04m

A south-facing double bedroom.

BEDROOM THREE 3.08m x 2.43m

A north-facing double bedroom.

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: 01720 422537.

The property is assessed for Council Tax under Band "F", under Local Authority Reference 36/6, having a charge for the 2024/2025 year of TBA. In addition, water and sewage are charged at the current rate.

EPC

Band "G". The EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0076-3026-3204-7524-7204>

TENURE

We understand the property is owned freehold.

WALK-THROUGH VIDEO

A video can be viewed at: <https://youtu.be/DaHc5sw2aHk?si=aaeK0UKTOTUiqHor>

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:

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