

**Type: House****Location: St. Marys****Price: £495,000****Bedrooms: 3**

A MID-TERRACED TOWNHOUSE LOCATED IN AN ELEVATED POSITION ON THE EDGE OF HUGH TOWN, ENJOYING VIEWS ACROSS ST MARYS HARBOUR AND PORTHCRESSA BAY.

THE ACCOMMODATION IS ARRANGED OVER THREE FLOORS, COMPRISING LOUNGE / DINING ROOM WITH BALCONY, KITCHEN, THREE BEDROOMS, BATHROOM AND WC. LARGE GARAGE WITH POTENTIAL FOR CONVERSION INTO A SELF-CONTAINED STUDIO APARTMENT, SUBJECT TO THE NECESSARY CONSENTS. OUTSIDE: SMALL REAR GARDEN.

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

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

The property is located on Sally Port, a quiet residential road within an elevated part of Hugh Town adjoining the historic Garrison walls, and therefore within close proximity to the many shops, restaurants, public houses, beaches, harbour and other amenities that the town offers.

Designed in the 1960's, the property is arranged over three half-levels, with bedrooms on the lower floors and the main living accommodation on the top floor to take advantage of the impressive views.

The street-level garage has potential for conversion into a studio apartment (several of the neighbouring properties have done the same), subject to the necessary consents.

The property has been holiday let for many years, and is offered for sale complete with furniture, fixtures and fittings. Gross income is in the region of £29,500 per annum after adjusting for owner's weeks. With its income potential and sea views, viewing is 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.

Shared external steps rise from road level to a:

TILED TERRACE 4.05m x 1.90m, having galvanized balustrade surrounding. uPVC half-glazed door to:

ENCLOSED GLAZED PORCH 4.05m x 1.14m, a useful space having a vinyl-tiled floor and glazed screen to the terrace. Coat hanging rack.

RECEPTION HALL, with understairs cupboard.

BEDROOM ONE 3.27m x 3.26m

Glazed screen to Sallyport, with sea glimpses to Porthcressa Bay and St Marys Harbour. Convector heater.

BEDROOM TWO 3.03m x 2.50m

High level window to the rear. Convector heater.

A half flight of stairs rises to the property's mid-level.

INNER HALL, with half-glazed door to rear garden.

WC 1.55m x 0.77m

Vinyl-tiled flooring. Low-flush wc.

BATHROOM 1.55m x 1.70m

A light & bright room, fitted with a suite comprising panelled bath with glazed shower screen and electric shower over. Pedestal basin. Electric heated towel rail.

BEDROOM THREE 2.43m x 1.38m.

A dual-aspect bunk-bed room. Fan heater. Corner basin.

A half flight of stairs continues up to the **UPPER FLOOR LANDING**, with high level window providing excellent natural light.

KITCHEN 2.54m x 2.42m

A bright room, fitted with a simple range of original units, including double-sided units to the lounge. Single drainer stainless steel sink unit. Appliances include double-oven electric cooker with ceramic hob, slot-in washing machine and dishwasher and upright fridge freezer. Under-worktop hot water cylinder. Larder cupboard. Loft hatch. Glazed screen

with serving hatch to lounge / dining room.

LOUNGE / DINING ROOM 4.35m x 3.86m

Having a full width glazed screen providing a wonderful outlook across Hugh Town, and sea views across St Mary's Harbour and around to Porthcressa Bay and Peninnis Head in the South. Convector heater. Sliding doors to:

BALCONY 4.35m x 0.96m

Again, having wonderful views. Galvanised steel balustrade.

GARAGE 5.86m x 4.33m

A large garage, having power and light connected. "Up & over" vehicular door. Small off-street parking space suitable for a golf cart.

OUTSIDE

Small rear garden providing a sunny outside seating area, with a raised granite flower beds rising up to the Garrison Walls.

SERVICES

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

The property has electric space and water heating.

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 "F", under Local Authority Reference 45/6, having a charge for the 2024 / 2025 year of £2,682.84. In addition, water is supplied by South West Water and charged at the current rate.

TENURE

We are advised the property is owned freehold, with no unusual covenants or restrictions.

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.

WALK-THROUGH VIDEO

A walk-through video can be viewed at: <https://youtu.be/PPI4RUeJbj4?si=SNk8sugrkWoxNqTk>

ENERGY PERFORMANCE CERTIFICATE

The property is assessed to Band "F".

The full report can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/4734-2225-3300-0470-8222>





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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