



Type:	House
Location:	St. Marys
Price:	£485,000
Bedrooms:	3

AN UNUSUAL OPORTUNITY TO ACQUIRE A WELL-LOCATED, PART-RENOVATED HOUSE, READY FOR COMPLETION TO YOUR OWN TASTE AND STYLE.

No4 PORTHCRESSA TERRACE IS AN ATTRACTIVE END-TERRACE HOUSE, SITUATED IN A QUIET LOCATION CLOSE TO BEACHES AND THE TOWN CENTRE. IT HAS GENEROUS GARDENS ON THREE SIDES, AND COMPRISES RECEPTION LOBBY, LOUNGE / DINING ROOM OPEN TO KITCHEN, THREE BEDROOMS AND SHOWER ROOM. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

**Call: 01720 422431**

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

## OVERVIEW

Porthcressa Terrace is situated in a quiet position on the edge of Hugh Town, just 50 metres from ever-popular Porthcressa Beach and a short level walk from the town centre amenities. It comprises just four houses of distinctive design, enjoying a Westerly aspect. The four houses comprising the terrace are linked via a concrete walkway, beyond and below which are the front gardens.

The present owners embarked on a refurbishment and re-modelling of the accommodation but as a result of a move to the mainland for employment reasons the property is now offered for sale part-completed. A summary of completed works, and materials on site, is included below.

The property also has planning permission for further extension; again, details are included below.

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. Photos below are pre-refurbishment works.

New half-glazed uPVC door opening into **RECEPTION LOBBY**, with stairs to upper floor.

### **LOUNGE** 4.10m x 3.20m

New uPVC window to front garden. Original panelled cupboard to side of chimney breast. Open to:

### **KITCHEN** 3.74m x 3.21m max, 2.26m min.

A bright dual-aspect room with door to rear garden. Open to:

### **DINING ROOM** 2.34m x 1.99m

Deep downstairs cupboard.

### **SHOWER ROOM** 2.30m x 2.09m

### **BEDROOM THREE** 4.10m x 3.20m

New uPVC window to front garden. Original panelled cupboard to side of chimney breast.

Easy-rise staircase to **FIRST FLOOR LANDING**.

### **BEDROOM ONE** 4.12m x 3.29m

A dual-aspect room, having deep fitted wardrobe and high-level cupboard.

### **BEDROOM TWO** 4.12m x 3.29m

A dual-aspect room.

## OUTSIDE

To the front of the house is a modest garden, laid to lawn. This continues around the right-hand side of the property and around to the 60ft long rear garden, again laid mainly to lawn with rear access out onto Rams Valley.

Adjoining the house is a garden store and block-built water tank. Outside tap.

## 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 Council Tax Band "F", reference 39/8.

#### TENURE

We are advised the property is owned freehold.

#### EPC

Energy efficiency rating Band "G". The full Energy Performance Certificate can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2871-5240-2097-1621>

The EPC reflects the property in its previous un-converted state, and does not take into account any energy-efficiency improvements carries out as part of the refurbishment.

#### SUMMARY OF WORKS COMPLETED

- Installation of new uPVC double-glazed windows and doors
- Completion of first-fix electrics
- New flat roof over rear extension
- Installation of studwork and insulation

#### SUMMARY OF MATERIALS ON SITE

A full inventory is available, but a brief summary is completed below:

- New Jewson kitchen and appliances
- New Jewson shower room and appliances
- Electrical fittings
- Karndean flooring
- Insulation and plasterboard
- Second fix timber
- "Mexicano" oak-veneer internal doors

#### PLANNING PERMISSION

Planning consent for extension and re-structuring of the house was approved on 12th April 2024. Copies of the plans can be viewed at: <https://www.scilly.gov.uk/planning-application/planning-application-p23097hh>

#### WALK-THROUGH VIDEO

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

#### 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



**No4 Porthcressa Terrace**

**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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