



Type: **House**

Location: **St. Marys**

Price: **£575,000**

Bedrooms: **3**

A DETACHED DORMER BUNGALOW, SITUATED IN AN ELEVATED POSITION WITHIN HUGH TOWN, AND ENJOYING SEA GLIMPSES ACROSS THE ROOFTOPS TOWARDS ST MARYS HARBOUR AND PORTHCRESSA BAY.

THE ACCOMMODATION COMPRISES PORCH, RECEPTION HALL, LOUNGE / DINING ROOM, KITCHEN, BATHROOM, THREE GROUND FLOOR BEDROOMS, FIRST FLOOR LIVING ROOM AND OFFICE. DETACHED GARAGE AND GARDEN. **PRICE REDUCTION**

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

For enquiries or to arrange a viewing:

Call: 01720 422431

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

## OVERVIEW

The property is well located on Jerusalem Terrace, a quiet residential road close to the centre of Hugh Town. It is just a short walk to the harbour, beaches and many amenities that Hugh Town offers.

The property has been maintained to a good standard, but would benefit from a light scheme of modernisation and upgrading to achieve its full potential. It benefits from low-maintenance uPVC double-glazing throughout, and has had efficient modern "Rointe" electric radiators installed throughout. The property enjoys some sea views from the upper floor.

With its large detached garage, sunny garden and generous accommodation Glendale would be equally suitable as a family home or holiday letting property. 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.

Gated path from Jerusalem Terrace down a flight of steps to:

### **PORCH** 1.45m x 1.20m

Cloaks cupboard, which also houses the electricity consumer unit and meter. Multipaned glazed door to:

### **RECEPTION HALL**, having Rointe radiator.

### **KITCHEN** 3.80m x 3.85m overall

Arranged in two sections, the kitchen is fitted with an ample range of wall and base units, having white melamine doors and drawer fronts with granite-effect laminate worksurfaces and tiled splashbacks. Inset 1½ bowl stainless steel sink unit. Fitted appliances include fridge & freezer, electric double fan oven, hob and stainless steel extractor over. Slot-in Bosch dishwasher and space for under-counter washing machine. Door to rear garden.

### **LOUNGE / DINING ROOM** 4.96m x 3.65m plus bay window

A dual-aspect room with projecting bay window, and having a sea glimpse. Two Rointe radiators. Granite open fireplace (not used for some years so will need attention to put it back in service). Walk-in understairs cupboard with window.

### **BEDROOM ONE** 3.63m x 3.02m

A dual-aspect room with projecting bay window, having large double fitted wardrobes, chest of drawers and dressing table. Vanity basin. Rointe radiator. Shaver light.

### **BEDROOM TWO** 3.63m x 3.02m

A double bedroom with vanity basin and Rointe radiator.

### **BEDROOM THREE** 2.77m x 2.68m

A generous single bedroom having fitted single wardrobes either side of bed recess, with overhead cupboards. Vanity basin. Rointe radiator.

### **BATHROOM** 2.45m x 1.77m

Fitted with a modern white suite comprising panelled bath, close-coupled wc and pedestal basin. Separate glazed shower cubicle with grey Respertex walls panels and Mira electric shower fitted. LED downlights. Chrome electric heated towel rail.

Stairs from the reception hall rise to:

### **FIRST FLOOR LIVING ROOM** 6.74m x 3.47m plus 3.60m x 1.40m (including stairwell)

A bright, dual-aspect room having sea glimpses above the rooftops. Attractive wood veneer wall panelling incorporating

niches and TV stand. Eaves storage cupboards. Rointe radiator.

**OFFICE** 3.47m x 3.76m including airing cupboard.

Gable-end window with restricted view of St Marys Harbour. The office has the same wood veneer panelling as the living room, with large double-wardrobe and walk-in airing cupboard housing unvented hot water cylinder. Eaves storage cupboards.

## OUTSIDE

To the rear of the house is a modest sunny terraced garden, laid mainly to lawn with paved patio.

To the Jerusalem Lane frontage is a:

**GARAGE** 7.50m x 2.90m

Power & light connected. Vehicular double doors to road and side pedestrian door. Two uPVC double-glazed windows.

## SERVICES

We understand that Telecom, mains electricity, water and drainage are all connected to the property. Water and sewerage are supplied by South West Water.

## 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" (reference 24/3) having a charge for the 2024/25 year of £2,682.84.

## TENURE

We understand the property is owned freehold.

## 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.

## VIDEO

A walk-through video can be viewed at: [https://youtu.be/ip0sFzPvxSo?si=gFUabDRcG\\_7-Gywc](https://youtu.be/ip0sFzPvxSo?si=gFUabDRcG_7-Gywc)

## EPC

The EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/2700-0867-0422-6426-3253>





**Notes**



Glendale

Jerusalem Terrace St Marys Isles of Scilly

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