



Type: **House**

Location: **St. Marys**

Price: **£485,000**

Bedrooms: **2**

AN ATTRACTIVE MID-TERRACE HOUSE, IDEALLY LOCATED IN A QUIET LOCATION CLOSE TO PORTHCRESSA BEACH AND JUST A FEW MINUTES WALK TO THE TOWN CENTRE. IT HAS A BRIGHT WESTERLY ASPECT, WITH GENEROUS GARDENS FRONT AND REAR.

The accommodation comprises reception lobby, two reception rooms, large sunroom, conservatory, kitchen, shower room and two bedrooms. **NEW INSTRUCTION.**

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)

Porthcressa Terrace is situated in a quiet position on the edge of Hugh Town, just 50 metres from the 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 raised walkway, beyond and below which are the front gardens. This provides a sociable seating area to enjoy the afternoon and evening sunshine, whilst the rear garden provides a more private outside space.

No2 is mid-terrace and has the benefit of a large day room to the rear, with conservatory opening onto the back garden. The house is now in need of modernisation, allowing a prospective purchaser the opportunity to create a bespoke home according to their tastes.

It has low-maintenance uPVC double-glazing throughout, and night-storage heating to several of the ground floor rooms.

## 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 through front garden, and up steps to panelled front door opening into RECEPTION LOBBY, with stairs to upper floor.

### LOUNGE 4.15m x 3.29m

New uPVC window to front garden. Original panelled cupboards to chimney breast alcoves. Night storage heater and convector heater. Door to day room.

### DINING ROOM 4.15m x 3.30m max, 2.80m min.

New uPVC window to front garden. Full height original panelled cupboards to chimney breast alcove. Night storage heater. Door to:

### REAR LOBBY 1.98m x 0.94m, with deep understairs cupboard.

### KITCHEN 2.37m x 2.11m

Fitted with an adequate range of wall and base units, with double-bowl stainless-steel sink unit and slot-in appliances. In need of replacement. Window to rear garden.

### SHOWER ROOM 1.98m x 1.30m

Having Respatex panelled walls and fitted with suite comprising close-coupled wc, pedestal basin and shower enclosure with sliding doors and thermostatic shower. In need of modernisation.

### DAY ROOM 6.59m x 2.86m

A large, bright room with door and window to garden. Multipaned glazed doors opening into:

### CONSERVATORY 3.00m x 3.00m

A low-maintenance uPVC conservatory with polycarbonate roof. Doors to raised deck.

From the Staircase to **FIRST FLOOR LANDING**.

### BEDROOM ONE 4.16m x 3.32m

A dual-aspect room, having sloping ceilings with fitted alcove cupboards.

### BEDROOM TWO 4.16m x 3.378m

A dual-aspect room, having sloping ceilings with fitted alcove cupboards.

## OUTSIDE

To the front of the house is a private garden, laid to lawn.

The rear garden opens onto Rams Valley, allowing a prospective owner to create an off-road parking space if required.

#### 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 "E", reference 39/6.

#### TENURE

We are advised the property is owned freehold.

#### EPC

Energy efficiency rating Band "F". The full Energy Performance Certificate can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/3135-3829-2509-0441-6296>

#### WALK-THROUGH VIDEO

A walk-through video can be viewed at [https://youtu.be/FPv0qla0pp8?si=Jr\\_zSkxHTkGqbgeM](https://youtu.be/FPv0qla0pp8?si=Jr_zSkxHTkGqbgeM)

#### 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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