



Type:	Flat
Location:	St. Marys
Price:	£285,000
Bedrooms:	2

A WELL-PROPORTIONED, SOUTH-FACING GROUND FLOOR FLAT, IDEALLY LOCATED WITHIN HUGH TOWN AND JUST A STONE'S THROW FROM TOWN BEACH.

THIS WELL-PRESENTED PROPERTY RETAINS MANY PERIOD FEATURES, AND OFFERS COMFORTABLE TWO BEDROOM ACCOMMODATION WITH THE BENEFIT OF PRIVATE REAR YARD. THE ACCOMMODATION COMPRISES KITCHEN, LIVING ROOM, TWO BEDROOMS AND SHOWER ROOM. OUTSIDE: SMALL REAR YARD WITH DIRECT ACCESS TO THOROFARE.

AN IDEAL MAIN OR HOLIDAY RESIDENCE. VIEWING HIGHLY RECOMMENDED.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

Madura 1 is centrally situated within Hugh Town, overlooking the park, and just a short level walk to the banks, shops, restaurants, public houses, Post Office, harbour and many other amenities the town offers.

Comprising the entire ground floor of a traditional granite cottage, Madura 1 retains many period features including the original panelled doors, sliding sash windows, arched alcoves and exposed beamed ceilings. Its rooms are well proportioned and, particularly at the front of the property, enjoy excellent natural light.

An ideal main or holiday residence. 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.

Approached from Thorofare through the rear yard, a glazed door opens into:

RECEPTION HALL, having tile-effect vinyl floor covering. Coat hanging space. Coved ceiling. Four power points. Convector heater. Understairs cupboard housing electricity consumer unit and meter.

LOUNGE 4.50m x 3.67m (14'9" x 12'0")

A bright and airy south facing room, having an abundance of character. Attractive Victorian cast-iron fireplace, having painted wooden surround and mantle with electric stove-effect heater inset. Arched alcove either side of chimney breast with original panelled cupboards inset. Central feature ceiling light and four wall uplighters. Six power points and TV aerial socket. Wall mounted convector heater.

KITCHEN 2.90m x 2.21m (9'6" x 7'3")

A well-fitted galley kitchen having an ample range of wall and base units in cream "Shaker" style with beech effect formica worksurfaces and tiled splashbacks. Inset single-bowl sink unit. Appliances include slot-in electric cooker, slot-in fridge / freezer and under-counter washing machine & condensing tumble dryer. Tile-effect vinyl floor covering. Exposed beamed ceiling. Six downlighters and fluorescent strip light, nine power points and cooker point.

SHOWER ROOM 2.00m x 1.45m (6'7" x 4'9")

Fitted with a double-width shower, having curved glass screen and Respatex wall paneling, hand-washing basin and close coupled wc. Vinyl floor covering. Electric heated towel rail. Natural & mechanical ventilation.

BEDROOM ONE 4.52m x 3.26m (14'10" x 10'8")

A bright and airy, south-facing room, arranged with twin beds and bunk beds. Two arched alcoves with original panelled cupboards inset. Coved ceiling. Six power points. Vanity basin with cupboards beneath.

BEDROOM TWO 3.83m x 2.95m (12'7" x 9'8")

Exposed beamed ceiling. Eight spotlights on ceiling tracks. Three power points. Vanity basin with cupboards and shelving beneath.

OUTSIDE

YARD, with direct access out on to Thorofare.

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 Business Rates, having a rateable value of £3,100 per annum. Small business rates relief

may apply depending on a prospective owner's personal circumstances. In addition, water and sewage are charged at the current rate.

TENURE

We understand the entire property is owned freehold. The first floor flat, Madura 2, has been sold separately on a long lease. The lease contains provisions for shared maintenance of the structure and roof.

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.

NOTE

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:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;*
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;*
- (iii) no person in the employment of Sibleys Island Homes has any authority to make or give any representation or warranty whatever in relation to this property.*







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