



Type:	House
Location:	St. Marys
Price:	£435,000
Bedrooms:	4

A SUPERBLY PRESENTED, TOWN CENTRE PROPERTY OFFERING ARCHITECT-DESIGNED, THREE BEDROOM ACCOMMODATION TOGETHER WITH ONE-BEDROOM ANNEX.

SITUATED OPPOSITE THE FOREDECK BOUTIQUE, AND WITHIN A FEW METRES OF THE NEWLY REGENERATED PORTHCRESSA BEACH AREA, THIS WELL-APPOINTED PROPERTY COMPRISES RECEPTION HALL, LOUNGE, KITCHEN / DINING ROOM, THREE BEDROOMS (ONE WITH SOUTH-FACING BALCONY), FAMILY BATHROOM AND UTILITY ROOM / WC. ADJOINED ANNEX COMPRISING LIVING ROOM WITH KITCHEN AREA, BEDROOM AND SHOWER ROOM. ATTRACTIVE COURTYARD GARDEN (SHARED WITH THE NEIGHBOURING PROPERTIES).

AN IDEAL MAIN OR HOLIDAY RESIDENCE. VIEWING HIGHLY RECOMMENDED. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

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

## DESCRIPTION AND LOCATION

Silver Street is situated in the heart of Hugh Town, opposite the Foredeck boutique and within a short walk from the banks, shops, restaurants, public houses, Post Office, harbour and many other amenities the town offers.

The area surrounding the ever-popular Porthcressa Beach, just a few metres from the property, has recently been the subject of a £4million pound regeneration project, with improved public walkways, landscaped gardens and new amenity buildings.

Built in the mid 1970's as part of a development of nine townhouses, by celebrated local builder Roy Mitchell, No2 Silver Street has the added benefit of a one-bedroom annex. Interior-designed by the current owner, award-winning architect Barry Coupe, the property provides spacious, stylish accommodation in immaculate condition throughout.

Operated as a successful holiday let, No2 Silver Street typically rents for between 20 and 26 weeks each year, producing a gross income of approximately £33,600 per annum, based on peak weekly rentals of £2,500 per week. Further information available on the owner's website, <https://silverstreetscilly.co.uk/>

The annex makes the property ideal for occupation by families with dependent relatives, or indeed teenage children. Prospective purchasers should note that it cannot be occupied as an entirely separate dwelling.

Offered complete with all carpets and curtains as fitted. All other furniture and fittings, with the exception of a number of personal effects, available by separate negotiation. 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.

### MAIN HOUSE

#### **RECEPTION HALL** 1.73m x 1.36m (5'8" x 4'6")

Having a ceramic tiled floor and coat hanging space with shelf over. Glazed door opening into:

#### **LOUNGE** 6.93m x 6.30m average (21'0" x 20'8")

A superb, open-plan room having exposed painted beamed ceiling, oak flooring and fitted with cast-iron multifuel stove on slate hearth. Three convector heaters, six ceiling spotlights and two wall lights. Ample power points and TV aerial sockets. Open-tread staircase to first floor. Open through to:

#### **KITCHEN / DINING ROOM** 5.63m x 3.01m (18'6" x 9'10")

A light & airy room, having south-facing patio doors opening onto the rear courtyard. Oak flooring throughout. Large shelved cupboards along one wall providing useful storage space. Impressive designer kitchen, fitted during the last few years, having cream melamine doors and drawers with contrasting grey-granite style worksurfaces. Fitted appliances, all in stainless steel, comprise Siemens fan oven, microwave, ceramic hob and extractor over. Inset single drainer sink unit with attractive grey tiled splashbacks. Six power points. Single pendant light above dining table and two triple spotlight tracks in the kitchen.

#### **UTILITY ROOM** 2.92m x 1.81m inc cloakroom (9'7" x 5'11")

Having slate floor, and fitted with mains-pressure stainless steel hot water cylinder. Space and plumbing for washing machine and tumble dryer. Door to CLOAKROOM, fitted with close-coupled wc and hand wash basin. Door through to Annex.

From the living room, stairs rising to:

**FIRST FLOOR LANDING**, with loft access.

**BEDROOM ONE** 4.29m x 3.46m (14'1" x 11'4")

A bright and sunny, south-facing room, having coved ceiling. Six power points and convector heater. Sliding patio-doors opening onto:

**BALCONY** 2.79m x 2.79m average.

**BEDROOM TWO** 3.68m x 3.30m (12'11" x 10'10")

Coved ceiling. Convector heater. Six power points.

**BEDROOM THREE** 3.00m x 2.25m (9'10" x 7'5")

Fitted bunk beds with adjacent shelving. Convector heater.

From the landing, door opening into lobby, with two shelved storage cupboards, and through into:

**FAMILY BATHROOM** 3.61m x 1.89m (11'10" x 6'2")

A large and stylish bathroom, having late grey ceramic floor tiles complemented by fully-tiled walls in pale grey. Quality modern suite comprising panelled bath, wall-hung wc and wash hand basin set into granite effect shelf. Separate wide shower cubicle fitted with thermostatic mixer shower. Fitted wall mirror & shaver light. Heated towel rail and additional fan heater. Seven recessed ceiling downlights.

#### **ANNEX**

Door from utility room into:

**LIVING ROOM WITH KITCHEN AREA** 6.41m x 1.80m (21'0" x 5'11")

Having natural slate flooring. Range of quality kitchen units, matching the main kitchen, fitted with Siemens fan oven and two-ring ceramic hob with extractor over. Inset stainless-steel sink unit with tiled splashback. Four power points, four recessed ceiling downlights and convector heater. Door to outside bin storage area. Italian spiral staircase rising to:

**BEDROOM** 6.45m x 1.80m (21'25" x 5'11").

A bright, attractive room, overlooking the courtyard, with vaulted ceiling finished in colour-washed tongued & grooved boarding with four inset downlights. Five power points. Cupboard housing second hot water cylinder. Door to:

**SHOWER ROOM** 3.03m x 1.73m (12'3" x 5'8")

A spacious room, having slate-effect ceramic tiled floor and fully tiled walls in white. Vaulted ceiling to match the bedroom. Quality suite comprising wall-hung wash hand basin and wc, and full width shower cubicle, having glazed hinged door and panel with thermostatic mixer shower fitted. Shaver socket. Heated towel rail and fan heater.

#### **OUTSIDE**

To the rear of the property is a small private patio area, opening onto a large courtyard, owned by No2 Silver Street, over which the neighbours have a right of access.

The highly attractive courtyard has a central, gazebo-style glasshouse, raised beds planted with shrubs & palms, and ornamental pond. Separate access out onto Silver Street under gated arch.

#### **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 Council Tax under Band "F", having a charge for the 2018 / 2019 year of £2,063.04. In addition, water and sewage are charged at the current rate.

#### 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.

#### EPC

The EPC can be downloaded at:

<https://www.epcregister.com/searchReport.html?RRN=2428-4036-7207-0867-4924>









## 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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