

**6 Bayview Terrace
St. Mary's
Isles of Scilly
TR21 0NE**



**ISLAND
PROPERTIES**

Estate Agents and Valuers

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This end of terrace Victorian style house is situated on the edge of Hugh Town and within about two minutes walk of Porthmellon Beach and about half a mile from the town and harbour. There are views of St. Mary's harbour from the first floor front windows.

Originally built as a conventional three bedroom house in more recent years the property was divided into a ground floor one bedroom flat with a two bedroom flat above.

Indeed, subject to the necessary planning consents being obtained we feel that it would be relatively easy to create a spacious home having two reception rooms and three en-suite bedrooms.



Partners
A.D.J.Dingley F.N.A.E.A. F.P.C.S.
D.J.Dingley

Energy Performance Certificate



6 Bay View Terrace, St. Mary's, ISLES OF SCILLY, TR21 0NE

Dwelling type: end-terrace house Reference number: 0790-2821-6839-2920-6651
 Date of assessment: 29 July 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 05 September 2020 Total floor area: 138 m²

Use this document to:

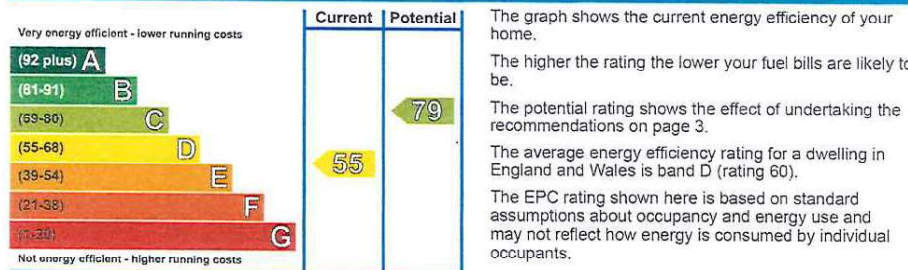
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by instaling improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,044
Over 3 years you could save	£ 1,449

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 279 over 3 years	
Heating	£ 2,962 over 3 years	£ 1,917 over 3 years	
Hot Water	£ 783 over 3 years	£ 399 over 3 years	
Totals	£ 4,044	£ 2,595	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 126
2 Cavity wall insulation	£500 - £1,500	£ 96
3 Internal or external wall insulation	£4,000 - £14,000	£ 679

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

frontagers and has a good sized garden situated directly in front of the house on the other side of this private road.

“L” Shaped Reception Hall Giving access to the ground floor flat. A staircase to the flat upstairs. Radiator. Cupboard

From the entrance hall a door leads to:

Lounge 15’5” x 12’6” Having a bay window. Fitted radiator. Two wall lights. One ceiling light. Four power points.

Bathroom 9’3” x 6’6” Having dual aspect windows. Small cupboard. Fittings include a low level w.c. Pedestal wash hand basin. Shower cubicle.

Kitchen 11’10” x 9’7” Having a single drainer sink unit with cupboard under. Feature fireplace.

A door gives access to:

Utility Room off which is a **Toilet**. A door leads to the rear yard.

To the rear of the kitchen is a narrow alcove giving access to the rear lounge.

Rear Lounge 11’3” x 10’6” Having dual aspect windows. Fitted radiator. Six power points Television socket. Ceiling light.

Bedroom 11’0” x 10’0” Having one power point. Ceiling light.

Stairs from the Reception Hall lead to:

On the First Floor

Landing 10’0” x 5’4” Having two power points.

Bedroom 13’8” x 8’6” The room is “L” shaped. Having sea views. Four power points. Ceiling light. Electric wall mounted “Glen” heater.

Kitchen / Diner / Lounge Having sea views. Fitted base and wall units. Fittings include “Shott” ceramic hob, Hotpoint cooker hood. Bush oven. Beko washing machine, Fridge/freezer. Single drainer stainless steel sink unit. Television and Sky socket. twelve power points. One ceiling light. Wall light.



Bedroom 11’6” x 9’9” Six power points. Ceiling light.

Bathroom 9’3” x 7’2” Having a vinyl covered floor and part laminated walls. Shower cubicle with electric Mira Sport shower unit. Wall mounted electric towel rail. Twyford's white sink unit and low level w.c. Dimplex wall mounted heater. Ceiling light.

Outside

Across the roadway at the front is a private garden.



Detached Chalet at the rear of the main house. 23'0" x 12'0" plus porch 5'0" x 4'0" (external measurements) A self-contained single storey detached chalet of block construction with a flat roof. The chalet is in need of total internal re-design and a new roof. Previously the chalet has been used as a holiday let and permanent let.

SERVICES: Mains electricity and water are connected. Drainage is to a septic tank.

ASSESSMENTS: For the purposes of Council Property Tax, the property is divided into two flats - the ground floor is designated in Band 'D' in the Valuation List, producing a charge of £1346.18 and the first floor is also designated in Band 'D' in the Valuation List also producing a charge of £1346.18 for the year 2019/2020

The Chalet is designated in band 'B' of the valuation list producing a charge of £1158.38 for the year 2019/2020

To each of the above is the sum of £358.50 water charge.

TENURE: Freehold

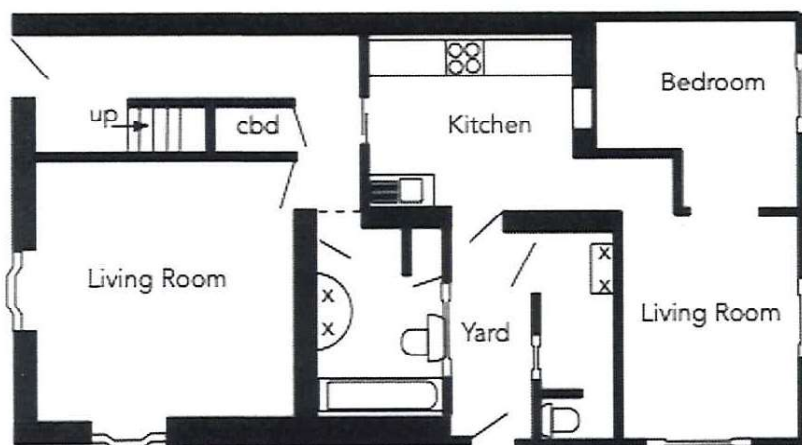
PRICE: £ 450,000 or nearest offer

**VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY
THROUGH THE ABOVE AGENTS.**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

6 Bayview Terrace Ground Floor plan not to scale



6 Bayview Terrace First Floor plan not to scale



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