

**Trevarrick
Trewince
St. Mary's
Isles of Scilly
TR21 0NW**



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A detached freehold bungalow in a peaceful countryside setting surrounded by open farm land and with far reaching sea views together with views of St. Mary's town and harbour.

Only approximately two miles from the harbour of St. Mary's and therefore convenient for all of the towns facilities.

Trevarrick was initially built by The Duchy of Cornwall in the late 1930s together with its two neighbours.

The present owners, who purchased the property some fourteen years ago, have spent a considerable amount of money in extensions to the bungalow which have virtually doubled the original accommodation. Included in the redesign is a new kitchen, bathroom, new windows and doors and additional insulation which, when linked to the fully programmable electric radiators, combine to produce a very comfortable living environment. Complete redecoration both internally and externally.



PARTNERS
A.D.J. DINGLEY F.N.A.E.A F.P.C.S
D.J. DINGLEY

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

The approach to the bungalow is via a private vehicular driveway which serves as access to four properties and ends in a parking area outside the three bungalows. The land on which the bungalows stands has a wide frontage to the driveway of approximately 66 ft and a total depth of approximately 116 t. The bungalow is set back some 27ft from the driveway and is approached via a pedestrian gate which leads into the front garden and a gravelled parking space for a vehicle.

The accommodation comprises

Open Porch leading through a glazed leaded glass door into:

Kitchen / Dining Room 14'8" x 14'4" Having a granite effect thermoplastic floor and very well fitted on three sides with floor and matching wall units, the floor units have granite effect melamine work tops. Fittings include a fitted corner unit and pull out high cupboard and appliances include a recessed stainless steel sink unit, Bosch four ring ceramic hob with extractor fan above of stainless steel and glass, Bosch built in oven and grill. Miele dishwasher. Miele washing machine. Beko tumble drier. NB there is a recently purchased American style Midea fridge freezer which can be purchased if desired by an intending purchaser.

Rointe programmable electric wall mounted convector radiator. Fifteen power points plus independent switches and two cooker points. Two high level power points and aerial socket for television. Lighting is by eight recessed ceiling spot lamps and there is a domed opening skylight.

Lounge 17'0" x 14'6" With vaulted ceiling. Oak effect composite floor and a large UPVC double glazed patio door to the sun deck. A feature is the Arrow solid fuel multi stove with feature smoke stack and slate hearth. Lighting is provided by four recessed ceiling spot lamps. Rointe programmable electric wall mounted convector radiator.



An **inner hall** from the kitchen with Rointe programmable electric wall mounted convector radiator leads to:

Bedroom 2 (a double room) 11'0" x 10'10" Rointe programmable electric wall mounted convector radiator

Bedroom 3 (a double room) 11'0" x 10'0" Rointe programmable electric wall mounted convector radiator

Bathroom 7'9" x 6'7" Having a tile effect melamine floor and fitted with a half round bath with convex shower screen and integral shower unit and is tiled floor to ceiling. Wall hung vanity basin with two drawers above which is a mirror incorporating electric light and shaver socket. Vertical electric wall mounted towel rail. Low level w.c. Lighting is by three recessed ceiling spot lamps and a light tube. Electric ventilation





Master Bedroom En- Suite 12'9" x 12'6" Rointe programmable electric wall mounted convector radiator UPVC French doors with double glazing lead outside to the sun deck. Built in wardrobes across virtually the whole of one wall with sliding doors. Lighting is provided by two ceiling mounted recessed spot lamps plus a central light. Access to insulated loft space.

En-Suite Shower Room 9'2" (into shower cubicle) X 5'8" With a tiled floor and fully tiled walls. Fittings include a double width shower cubicle with integral shower unit. Low level w.c. Wall hung vanity basin having a cabinet with drawer and cupboards and a mirror incorporating electric light and shaver socket. Vertical electric wall mounted towel rail. Lighting is by four recessed ceiling spot lamps Electric ventilation. Built in airing cupboard with shelving and electric wall heater.



Outside

Gravelled parking for a vehicle approaches a timber **Garden Shed** with power and lighting whilst in the rear garden is a larger **implement Shed**. Two external power points

Stretching across the rear of the bungalow is a raised patio area which provides a perfect south facing sun trap whilst enjoying the farmland and sea views.



FURNISHINGS AND FITTINGS: All floor coverings together with curtains and curtain tracks are included in the purchase price.

SERVICES: Mains electricity and water are connected. Drainage is to a septic tank shared in common with two adjoining owners (the tank was installed in 1991)

ASSESSMENTS: For the purposes of Council Property Tax, this property is designated in Band 'D' in the Valuation List, producing a charge of £1950.03 for the year 2025-2026

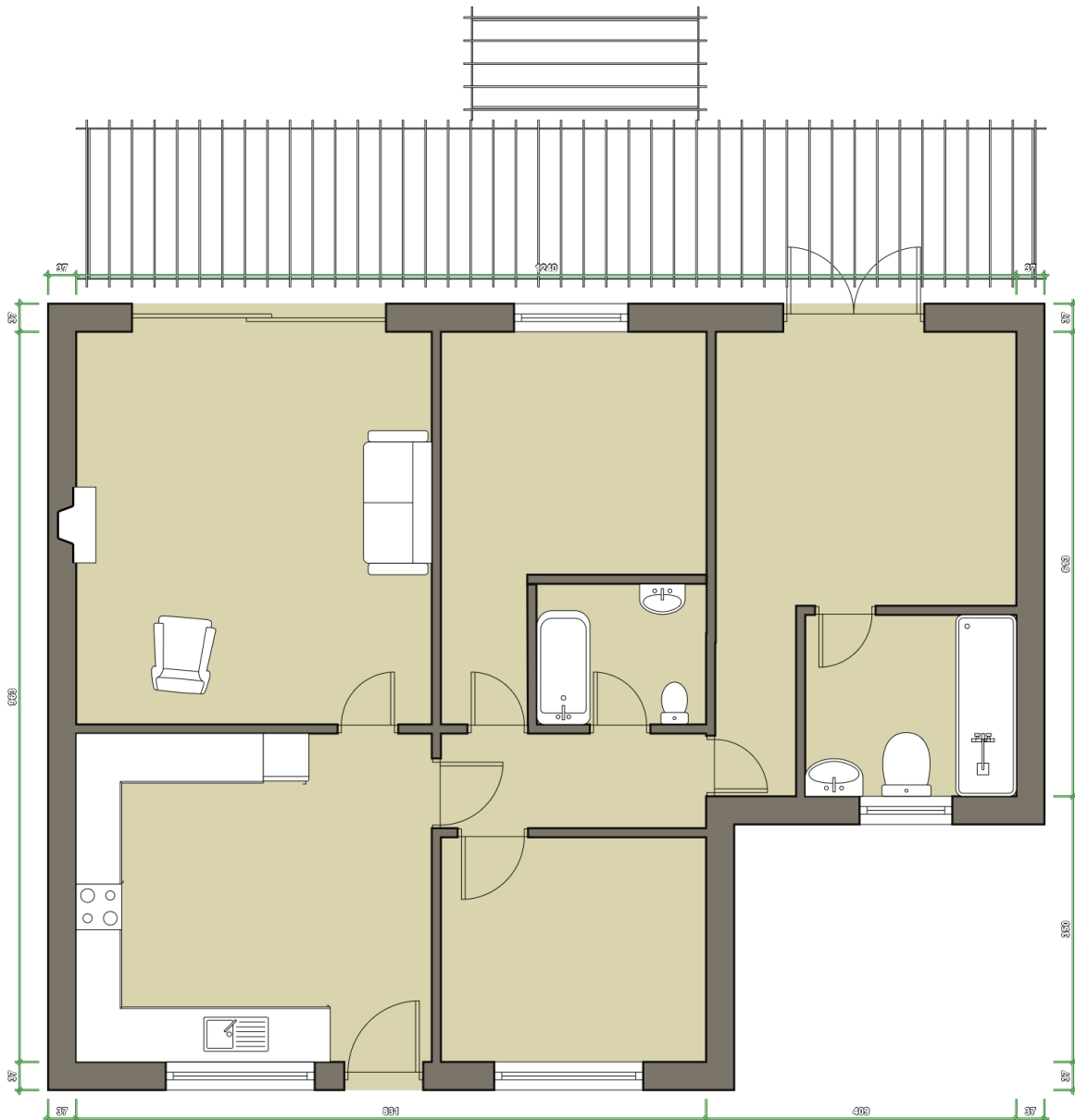
TENURE: Freehold

PRICE: £ 699,000 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.



PLAN FOR IDENTIFICATION ONLY
NOT TO SCALE

TREVARRICK

