



90 Polwithen Drive, Carbis Bay,  
St. Ives, Cornwall, TR26 2SS



Marshall's

ESTATE AGENTS







**90 POLWITHEN DRIVE, CARBIS BAY, ST. IVES, CORNWALL, TR26 2SS**

**GUIDE PRICE £430,000 FREEHOLD**

A three bedroom detached bungalow offered to the market with no onward chain, with a good size lounge/diner, kitchen and family bathroom. Viewing essential.

**\* THREE BEDROOMS \* KITCHEN \* LOUNGE/DINER \* FAMILY BATHROOM \* GARAGE \***

**\* AMPLE PARKING FOR SEVERAL VEHICLES \* LOW MAINTENANCE GARDENS \***

**\* VIEWING ESSENTIAL \* EPC = C \* COUNCIL TAX BAND = D \***

**\* APPROXIMATELY 89 SQUARE METRES \***

A well presented three bedroom detached bungalow with ample parking for several vehicles to the front of the property and garage, and an enclosed low maintenance garden to the rear. The property is located in a small cul-de-sac of properties and offers spacious accommodation throughout. Within easy reach of shops and amenities in Carbis Bay and access to the beach and coastal path to St Ives. Viewing is essential to fully appreciate the accommodation on offer.

**Double glazed door to:**

**ENTRANCE PORCH:** With tiled flooring, door to:

**HALLWAY:** With airing cupboard housing the gas fired boiler, further storage cupboard, access to the loft, radiator.

**LOUNGE/DINER:** 22' 3" x 16' 4" max (6.78m x 4.98m) Double glazed picture windows to the front, double glazed patio doors to the rear, radiator.

**KITCHEN:** Double glazed window to the rear, double glazed door to the rear, range of wall and base cupboards, built in electric oven and hob with extractor hood over, stainless steel sink with mixer tap and drainer, space for the fridge freezer, tiled flooring, radiator, complementary tiling to the walls.

**BEDROOM ONE:** 12' 5" x 9' 10" (3.78m x 3.00m) Double glazed window to the rear, built in wardrobes, radiator.

**BEDROOM TWO:** 10' 0" x 9' 11" (3.05m x 3.02m) Double glazed window to the front, built in wardrobes, radiator.

**BEDROOM THREE:** 8' 6" x 7' 6" (2.59m x 2.29m) Double glazed window to the front, fitted furniture, radiator.

**BATHROOM:** Double glazed opaque window, shower enclosure, wash hand basin, low level WC, vanity storage unit, heated towel rail, fully tiled walls and flooring.

**OUTSIDE:** To the front of the property is brick paved for ease of maintenance, providing a large parking area for several vehicles, tarmac driveway providing further parking and gives access to the:

**GARAGE:** With pedestrian door to the rear, power and light.

The rear garden is enclosed with fencing, and again is designed for ease of maintenance.

**SERVICES:** Mains electricity, gas and water.

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or Penzance (01736) 360203.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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