



5 Headland Court,  
Headland Road,  
Carbis Bay St. Ives,  
Cornwall, TR26 2PD













**5 HEADLAND COURT, HEADLAND ROAD, CARBIS BAY ST. IVES, CORNWALL, TR26 2PD**

**OFFERS OVER £300,000 FREEHOLD**

This two bedroom mid terraced modern home enjoys far reaching views across St Ives bay and the town, within walking distance of Carbis Bay beach and the coastal footpath.

**\* TWO DOUBLE BEDROOMS \* FIRST FLOOR BATHROOM \***

**\* LOUNGE WITH SEPARATE DINING AREA \* KITCHEN \* CONSERVATORY \***

**\* SMALL COURTYARD \* PRIVATE PARKING SPACE \* SEA AND COASTAL VIEWS \***

**\* COUNCIL TAX BAND = C \* EPC = C \***

**\* APPROXIMATELY 61 SQUARE METRES \***

The property has spacious accommodation throughout and enjoys a lounge with separate dining area leading into the kitchen and conservatory with a private parking space and small courtyard to the rear. The village of Carbis Bay has shops, amenities, train station and a good bus service. The town of St Ives is a short distance away with its world famous Tate gallery and an eclectic range of shops, galleries and restaurants.

**DOUBLE GLAZED DOOR TO:**

**PORCH:** Tiled floor, double glazed window to the front enjoying the views over St Ives bay. Door to:

**LIVING ROOM:** 15' 6" x 12' 11" (4.72m x 3.94m) Double glazed window to the front again enjoying far reaching sea and coastal views, radiator, staircase rising. Archway to:

**DINING AREA:** 8' 7" x 6' 11" (2.62m x 2.11m) Radiator. Patio doors to:

**CONSERVATORY:** 7' 8" x 5' 8" (2.34m x 1.73m) Door to the courtyard.

**KITCHEN:** 8' 2" x 7' 10" (2.49m x 2.39m) Double glazed window to the rear, range of base and wall mounted units, plumbing for washing machine, electric oven, gas hob, extractor fan, stainless steel sink with mixer tap and drainer, complementary tiling, space for fridge freezer.

**FIRST FLOOR LANDING:** Access to the loft.

**BEDROOM ONE:** 12' 0" plus recess x 10' 2" (3.66m x 3.10m) Two double glazed windows to the front enjoying far reaching sea and coastal views across the bay, two radiators, built in wardrobe, over stair storage.

**BEDROOM TWO:** 9' 0" x 8' 10" (2.74m x 2.69m) Double glazed window to the rear, built in wardrobe, radiator.

**BATHROOM:** 7' 3" x 6' 1" (2.21m x 1.85m) Panelled bath with hand grips, mixer tap and shower attachment, low level w.c., wash hand basin, separate shower unit, opaque double glazed window to the rear, ladder style radiator, fully tiled walls and floor, extractor fan.

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

**DIRECTIONAL NOTE:** From Marshall's Hayle office proceed along the main A30 through the town towards Penzance taking the slip road on the causeway signposted Lelant, Carbis Bay and St Ives and turning right and the roundabout. Proceed through Lelant into Carbis Bay taking the first turning on the right into Porthrepta Road. Follow this down towards the sea taking the turning on the right into Headland Road and then right again into Headland Court whereby the property can be found straight ahead of you at the top.

**AGENTS NOTE:** We checked the phone signal with EE which was adequate. The property is constructed of block under a tiled roof. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.

**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.

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