



14 Wheel Speed Road, Carbis
Bay, St. Ives, Cornwall, TR26







14 WHEAL SPEED ROAD, CARBIS BAY, ST. IVES, CORNWALL, TR26 2QG

GUIDE PRICE £395,000 FREEHOLD

*** THREE BEDROOMS * LOUNGE / DINING ROOM * KITCHEN * BATHROOM ***

*** DOUBLE GLAZING * GAS CENTRAL HEATING * DRIVEWAY PARKING ***

*** GARAGE * FRONT AND REAR GARDENS * NO ONWARD CHAIN * VIEWING ESSENTIAL ***

*** EPC = TO BE ASSESSED * COUNCIL TAX BAND = D ***

*** APPROXIMATE SQUARE METRES = TO BE CONFIRMED ***

Offered to the market with no onward chain is this three bedroom garage linked detached bungalow near the shops and amenities in Carbis Bay plus the beautiful beach and access onto the coastal footpath. There are great transport links with the train station and regular bus route. The bungalow has a lounge to the front leading into a dining area and through to the kitchen. In the rear garden there is a profusion of mature plants and shrubs which extend to a raised side garden.

DOUBLE GLAZED DOOR TO:

HALLWAY: Radiator, storage cupboard.

LOUNGE / DINING ROOM: 16' 4" x 11' 10" (4.98m x 3.61m) Radiator, two picture windows to the front enjoying far reaching rural views across the village. Opening to:

DINING AREA: 10' 2" x 9' 9" (3.10m x 2.97m) Radiator, double glazed window to the rear. Door to:

KITCHEN: 10' 2" x 10' 1" (3.10m x 3.07m) Range of matching wall and base cupboards, double glazed window to the rear, double glazed door to the rear, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dishwasher, electric double oven with gas hob and extractor hood over, space for fridge/freezer, complementary tiling, storage cupboard, wall mounted boiler.

BEDROOM ONE: 11' 11" x 9' 10" (3.63m x 3.00m) Double glazed window to the front, radiator, built in wardrobe.

BEDROOM TWO: 9' 11" x 9' 9" (3.02m x 2.97m) Double glazed window to the rear, radiator, built in wardrobe.

BEDROOM THREE: 8' 5" x 7' 6" (2.57m x 2.29m) Double glazed window to the front, radiator.

BATHROOM: 10' 1" x 8' 6" (3.07m x 2.59m) Two opaque double glazed windows to the rear, panelled bath with hand grips, shower cubicle, vanity sink with storage under, low level w.c., radiator, fully tiled walls and floor, airing cupboard housing hot water cylinder, access to the loft, shaver socket and light.

OUTSIDE: To the front of the property is a driveway with parking leading to:

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

The front garden is gravelled for ease of maintenance with mature plants and shrubs. The rear garden is paved again for ease of maintenance with flower beds, wall and fence surround. The side garden has a raised bed which is well stocked with gated pedestrian access to the front.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed along the main A30 onto the causeway turning right signposted Lelant, Carbis Bay and St Ives. Continue through Lelant into Carbis Bay and continue along St Ives Road turning left into Counthouse Lane following the road around to the left into Wheal Speed Road whereby the property can be found on your right hand side clearly indicated by a Marshall's for sale board.

AGENTS NOTE: We checked the phone signal for 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.
