

Driftwood Haven, Fuggoe Lane,  
Carbis Bay, Cornwall, TR26 2PS

















**DRIFTWOOD HAVEN, FUGGOE LANE, CARBIS BAY, CORNWALL, TR26 2PS**

**GUIDE PRICE £695,000**

**\* THREE DOUBLE BEDROOMS \* EN SUITE \* BALCONY WITH SEA VIEWS \***

**\* OPEN PLAN LIVING ROOM/KITCHEN WITH INTEGRAL APPLIANCES \***

**\* GROUND FLOOR CLOAKROOM \* SEPARATE UTILITY ROOM \* FRONT AND REAR GARDENS \***

**\* OFF STREET PARKING FOR SEVERAL VEHICLES \* NO ONWARD CHAIN \***

**\* APPROXIMATELY 113 SQUARE METRES \***

**\* EPC = C \* COUNCIL TAX BAND = RATED FOR BUSINESS USE \***

A beautifully presented modern three bedroom, with one en suite, detached house, situated in the popular coastal village of Carbis Bay, giving access to all amenities, the beautiful sandy beach, main line railway and bus links to St Ives. The property is offered for sale with no onward chain and affords sea views from the front elevation. The accommodation comprises of open plan living room/kitchen with integral appliances, leading out onto sun terrace, there is separate utility room and cloakroom. On the first floor there are three double bedrooms, of which the main bedroom is en suite and has a balcony, accessed through bifold doors, enjoying the aforementioned views, and a separate shower room. There is parking for several vehicles to the front of the property leading to enclosed lawn and decked front garden, access to both sides of the house leads to fully enclosed garden, laid to patio and lawn. The property is, at present, being successfully holiday let and is grossing approximately £40,000 pa and is gas centrally heated with underfloor heating on the ground floor and radiators on the first floor. Viewing is highly recommended to fully appreciate this wonderful property.

Double glazed door into:

**HALLWAY:** Stable door to rear, illuminated stairs rising, built in walk in cupboard, doors to:

**CLOAKROOM:** Double glazed window to side, low level WC, vanity wash hand basin, extractor fan.

**KITCHEN/LIVING AREA:** 24' 4" x 18' 1" (7.42m x 5.51m) Two double glazed patio doors onto sun terrace, further double glazed window to rear, inset spotlights, feature wood panelled wall. Kitchen comprises of range of base and wall mounted units with worksurfaces over, fitted breakfast bar, integral appliances to incorporate, fridge/freezer, dishwasher, electric oven with hob over, Belfast sink.

**UTILITY ROOM:** 7' 9" x 6' 1" (2.36m x 1.85m) Wall mounted combination boiler, circular sink with chrome mixer tap over, integral washer dryer, base units with worksurface over, double glazed window to rear.

**FIRST FLOOR LANDING:** Access to loft space, built in shelved cupboard, doors to:

**BEDROOM ONE:** 14' 8" x 8' 8" (4.47m x 2.64m) Bifold doors onto fully enclosed balcony enjoying sea views, radiator, walk in wardrobe, door to:

**EN SUITE:** Window to rear, wash hand basin, WC, mains shower cubicle, extractor fan.

**BEDROOM TWO:** 10' 8" x 9' 6" (3.25m x 2.90m) Double glazed window to front with the aforementioned views, two built in wardrobes, radiator.

**BEDROOM THREE:** 11' 7" x 9' 8" (3.53m x 2.95m) Double glazed window to rear, radiator, two built in wardrobes.

**SHOWER ROOM:** Double glazed window to rear, extractor fan, inset spotlights, fully tiled shower cubicle, wash hand basin, WC.

**OUTSIDE:** The property is approached over gravelled parking for several vehicles leading to the front garden, laid to lawn with decked sun terrace, access to both sides of the property leads to the rear garden which is fully enclosed by wooden fencing with areas laid to patio and lawn.

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

**DIRECTIONS:** Via "What3Words" app: ///spoils.rope.narrates

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of timber frame, rendered under a slate roof.

**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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