



2 Bay Villa, St Ives Road, Carbis
Bay St Ives, Cornwall, TR26 2SX







2 BAY VILLA, ST IVES ROAD, CARBIS BAY ST IVES, CORNWALL , TR26 2SX

£295,000 LEASEHOLD WITH A SHARE OF THE FREEHOLD

*** TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT ***

*** LIVING ROOM WITH SEA VIEWS * KITCHEN / BREAKFAST ROOM ***

*** BATHROOM * COURTYARD GARDEN * GAS CENTRAL HEATING ***

*** DOUBLE GLAZING * LEASEHOLD WITH A SHARE OF THE FREEHOLD ***

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

*** APPROXIMATE SIZE TO BE CONFIRMED ***

Set within a beautiful Edwardian property, this well proportioned two bedroom ground floor apartment offers a good mix of character and convenience. The accommodation comprises an entrance hall, living room with many original features and sea views from the bay window, a generous size kitchen/breakfast room, two double bedrooms and a modern bathroom. Externally there is a courtyard garden and parking for one vehicle to the front. The property would make an ideal home or investment opportunity and an early appointment to view is highly recommended.

DOOR TO:

ENTRANCE HALL: Original tiled flooring, skirting boards, dado rail, ceiling cornice. Stained glass door to hallway.
Door to:

LIVING ROOM: 13' 2" x 11' 8" (4.01m x 3.56m) Ornamental fireplace with electric fire and wooden surround, recesses to either side, bay window to the front with sea views, radiator, skirting boards, picture rail, ceiling cornice and rose.

KITCHEN / BREAKFAST ROOM: 17' 3" x 10' 9" (5.26m x 3.28m) Range of base and wall mounted units, inset ceramic single bowl sink with mixer tap and drainer, electric hob with extractor hood over, wall mounted oven and microwave, integrated washing machine and dishwasher, wall mounted combination gas boiler, storage recess, space for fridge/freezer, double glazed window to the rear courtyard, radiator.

HALLWAY: Radiator, door to courtyard.

BATHROOM: Panelled bath with wall mounted shower over and glazed screen, wash hand basin, low level w.c., shelved storage recess, radiator, double glazed window to the side.

INNER HALL: Radiator.

BEDROOM ONE: 16' 0" x 8' 11" (4.88m x 2.72m) Built in wardrobe, radiator, double glazed window to the side.

BEDROOM TWO: 8' 10" x 12' 8" (2.69m x 3.86m) Radiator, double glazed window to the side.

OUTSIDE: To the front of the property there is a private pathway for the sole use of this property leading to the front door, along with one allocated parking space and a turning area. There is a private courtyard to the side/rear of the property laid mostly to gravel with an outside tap and gated access to the side.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. The property is constructed of a mixture of granite and block under a slate tiled roof. We checked the mobile signal with EE which was good.

TENURE: Leasehold with a share of the freehold. Remainder of 999 year lease setup in January 2021.

COSTS: No ground rent or service charge. Buildings insurance £246.19 for 2025/2026.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed westerly along the causeway taking the slip road towards

Lelant on your right, turn right at the first small roundabout and again at the second. Follow the road through Lelant into Carbis Bay, continue past the first set of traffic lights and immediately after the bus stop on your right hand side the property can be found on your left as indicated by a Marshall's for sale board.

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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Lettings
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