



6 Hendras Parc, Carbis Bay, St.
Ives, Cornwall, TR26 2TT









6 HENDRAS PARC, CARBIS BAY, ST. IVES, CORNWALL, TR26 2TT

£410,000 FREEHOLD

*** THREE BEDROOM SEMI-DETACHED HOUSE ***

*** POPULAR LOCATION * CLOSE TO LOCAL AMENITIES, SCHOOLS AND BEACHES ***

*** LIVING ROOM * KITCHEN/DINING ROOM * UTILITY ROOM * CLOAKROOM ***

*** GARAGE * VIEWS TOWARDS ST IVES FROM FIRST FLOOR ***

*** REAR PATIO GARDEN WITH SHED & SIDE ACCESS ***

*** GAS CENTRAL HEATING * DOUBLE GLAZING * GOOD DECORATIVE ORDER ***

*** EPC = C * COUNCIL TAX BAND = D * APPROXIMATELY 92 SQUARE METRES ***

Situated in the sought after Hendras Parc area of Carbis Bay, this well-presented three bedroom semi detached home offers comfortable and versatile living in a convenient coastal location. The property is within easy reach of local amenities, schools, transport links, and the beautiful sandy beaches for which Carbis Bay and nearby St Ives are so well known. The accommodation comprises an entrance porch leading to a good size living room, a well proportioned kitchen/dining room, a utility area, and a useful cloakroom. There is also internal access to the garage, providing additional storage or potential for conversion (subject to permissions). On the first floor there are two double bedrooms, a single bedroom, and a family bathroom. From the front elevation, there are attractive views towards St Ives. Outside, the property benefits from driveway parking to the front of the garage and a low-maintenance rear patio garden with a useful shed and side access. The home is gas centrally heated, double glazed, and presented in good decorative order throughout. This is a superb opportunity to acquire a well cared for home in a desirable coastal location, ideal for families, professionals, or those seeking a peaceful base near the sea.

DOUBLE GLAZED DOOR TO:

ENTRANCE PORCH: 5' 10" x 4' 2" (1.78m x 1.27m) Plus built in storage cupboard, tiled flooring. Door to:

LIVING ROOM: 16' 6" x 13' 10" maximum (5.03m x 4.22m) Gas fire set on raised slate hearth with recesses to either side, stairs rising, double glazed window to the front, two radiators.

KITCHEN / DINING ROOM: 16' 7" x 12' 0" (5.05m x 3.66m) Range of built in base and wall mounted units, built in electric oven and gas hob with extractor fan over, inset stainless steel single bowl sink unit with mixer tap and drainer, double glazed door and windows to the rear, radiator.

UTILITY ROOM: 8' 5" x 6' 8" plus door recess (2.57m x 2.03m) Space and plumbing for washing machine and tumble dryer, wall mounted combination gas boiler, inset stainless steel sink unit with mixer tap and drainer, storage under, double glazed door and window to the rear, doors to garage and:

SHOWER ROOM: With tiled shower cubicle, low level w.c., double glazed window to the side, extractor fan.

FIRST FLOOR LANDING: Access to loft via pull down ladder (part boarded), built in storage cupboard, radiator.

BEDROOM ONE: 13' 1" x 9' 4" (3.99m x 2.84m) Radiator, double glazed window to the rear.

BEDROOM TWO: 12' 11" x 8' 6" (3.94m x 2.59m) Double glazed window to the front with sea views to St Ives, radiator.

BEDROOM THREE: 7' 8" x 7' 7" maximum (2.34m x 2.31m) Double glazed window to the front with sea views to St Ives, radiator.

BATHROOM: 7' 8" x 6' 10" (2.34m x 2.08m) Panelled bath with mixer tap, shower over and glazed screen, low level w.c., pedestal wash hand basin, radiator, glass light bricks to the landing.

OUTSIDE: To the front of the property there is a gravelled garden area with path leading to the front door, driveway

parking leading to the garage and side access leading around to the rear. The rear garden is laid to patio for ease of maintenance with raised flower borders to two sides and high wall and fence surrounds offering a good degree of privacy, useful storage shed.

GARAGE: 16' 10" x 8' 6" (5.13m x 2.59m) With power and light, electric roller door, access to loft space over.

SERVICES: Mains water, gas, electricity and drainage.

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

DIRECTIONAL NOTE: Via What3Words: ///dwarves.paler.skis

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

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01736 795040

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