

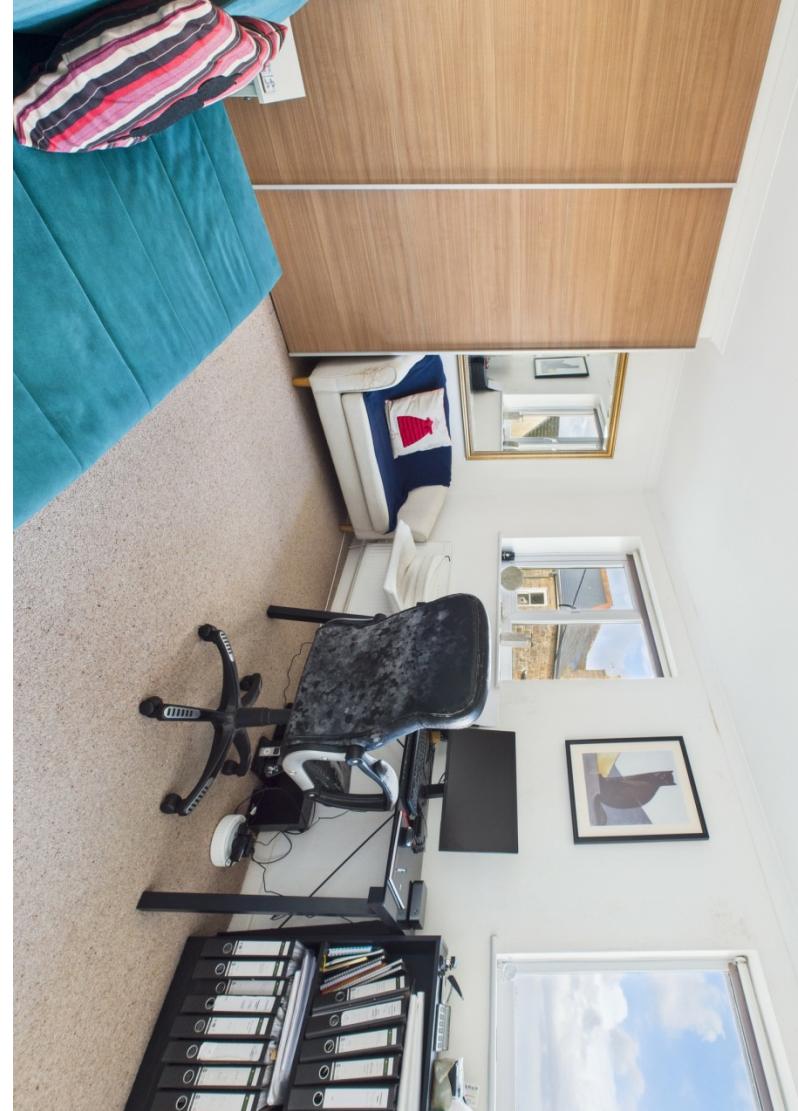


2 Headland Court, Headland Road,  
Carbis Bay St. Ives, Cornwall,









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

**£267,950 FREEHOLD**

**\* TWO BEDROOM TERRACED HOUSE \***

**\* SEMI OPEN PLAN LIVING / KITCHEN / DINING ROOM \* FIRST FLOOR BATHROOM \***

**\* SEA VIEWS TO THE FRONT ELEVATION \* SHORT WALK TO THE TRAIN STATION \***

**\* QUIET CUL-DE-SAC LOCATION \* PARKING SPACE AND VISITORS PARKING \***

**\* GARDENS FRONT AND REAR \* EPC = D \* COUNCIL TAX BAND = C \***

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

Situated in a convenient location within Carbis Bay village is this nicely presented mid terraced two bedroom house. The accommodation comprises a semi open plan living/kitchen/dining room on the ground floor with two double bedrooms and family bathroom on the first floor. Externally there is a garden to the front, patio garden to the rear and parking for one vehicle. The property enjoys sea views from the front elevation, no onward chain and an early viewing is highly recommended to fully appreciate this lovely home.

**DOOR TO:**

**ENTRANCE PORCH:** Double glazed windows to the front. Door to:

**LIVING ROOM:** 15' 7" x 12' 8" (4.75m x 3.86m) Double glazed window to the front, two radiators, stairs rising, dado rail, skirting boards. Opening to:

**KITCHEN / DINING ROOM:** 15' 5" x 7' 10" (4.70m x 2.39m)

**DINING AREA:** Double glazed patio doors to the rear, radiator, dado rail.

**KITCHEN AREA:** Range of base and wall mounted units, plumbing for washing machine, space for freestanding fridge/freezer, gas hob with extractor hood over, electric oven and built in wall mounted microwave, double glazed window to the rear, cupboard housing wall mounted combination boiler.

**FIRST FLOOR LANDING:** Access to bedrooms and bathroom.

**BEDROOM ONE:** 11' 9" x 9' 7" (3.58m x 2.92m) Double glazed windows to the front with sea views, built in wardrobes, access to the loft, radiator.

**BEDROOM TWO:** 11' 0" x 9' 1" (3.35m x 2.77m) Double glazed window to the rear, radiator.

**BATHROOM:** 7' 6" x 6' 2" (2.29m x 1.88m) Panelled bath with mixer tap, separate shower over and glazed screen, low level w.c., pedestal wash hand basin, heated towel rail, double glazed window to the rear, built in storage cupboards, sunken spotlights, extractor fan.

**OUTSIDE:** To the front of the property there is a lawned area leading to the front door. To the rear there is a courtyard garden laid to patio with a raised flower bed and fence borders, ideal for alfresco dining.

**PARKING SPACE:** Numbered parking space for one vehicle and visitors parking.

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

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

**DIRECTIONAL NOTE:** Via What3Words: //intrigues.stages.corporate

**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