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**Trewartha Estate,
Carbis Bay, St. Ives**

**£280,000
Freehold**





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Property Introduction

Offered to the market with no forward chain, we feel this three bedroom semi-detached house makes the ideal family home.

On the ground floor there is a generous dual aspect living room, large kitchen, bathroom and further WC.

Upstairs one will find the three bedrooms.

The rear garden is mainly laid to lawn and enclosed by fencing.

To the front of the property there is a further walled garden and gated access to a driveway/parking space.

Location

The property is located off Trencrom Lane in Carbis Bay. The property is approximately a quarter of a mile from the local convenience shop and pharmacy. There is easy access to the A3074 leading into the larger town of St Ives or in the other direction towards Lelant and the A30. Carbis Bay with its beautiful Blue Flag Beach has a regular bus service and close by is the prestigious West Cornwall Links Golf Course which lies in beautiful surroundings with stunning views.

The nearby coastal railway provides links to St Ives, St Erth and Penzance and there is also a coastal footpath that takes you through Carbis Bay to St Ives. The popular seaside town of St Ives is a thriving town, popular for its sandy beaches, waters ports and numerous galleries as well as the worldwide respected Tate Gallery.

ACCOMMODATION COMPRISES:

Glazed panel front door to:

HALLWAY

Stairs rising to the first floor. Smoke alarm. Door to:

BATHROOM

Fitted with a white suite comprising panelled bath, and pedestal wash hand basin. Obscure glazed window to front. Complementary wall tiling.

LIVING ROOM 17' 9" x 11' 2" (5.41m x 3.40m)

Fireplace with tiled hearth and surround housing gas fire. Windows to front and rear. Door to:

KITCHEN 11' 0" x 10' 1" (3.35m x 3.07m)

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space and plumbing for washing machine. Space for cooker. Window to rear. Door to:

REAR LOBBY

Shelved storage cupboard. Glazed door to rear garden. Door to:

CLOAKROOM

High cistern WC. Window to side.

FIRST FLOOR LANDING

Window to rear. Access to loft. Smoke alarm. Doors to:

BEDROOM ONE 14' 11" x 9' 11" (4.54m x 3.02m)

Windows to side and rear. Cupboard housing immersion. Further built in cupboard.

BEDROOM TWO 11' 6" x 8' 8" (3.50m x 2.64m)

Window to front. Shelved recess. Built in cupboard.

BEDROOM THREE 8' 8" x 8' 7" (2.64m x 2.61m)

Window to rear. Built-in cupboard.

CLOAKROOM

Close coupled WC. Window to rear.

OUTSIDE

To the front of the property there is a walled garden area and driveway parking for one vehicle.

REAR

There is a side access path leading to the rear garden which is generous, mainly laid to lawn and enclosed by fencing.

SERVICES

Mains electricity, gas, water and drainage.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

Driving from Lelant turn left just before the bank of shops into Trecrom Lane. Take the next turning right into Trewartha Estate. Turn right again and proceed around the corner where the property will be seen on the left hand side. If using what3words freed.elders.claw

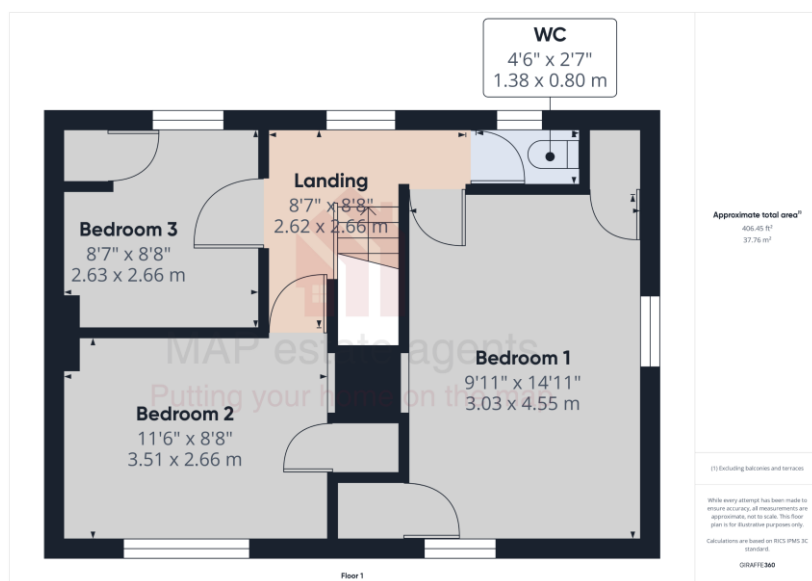
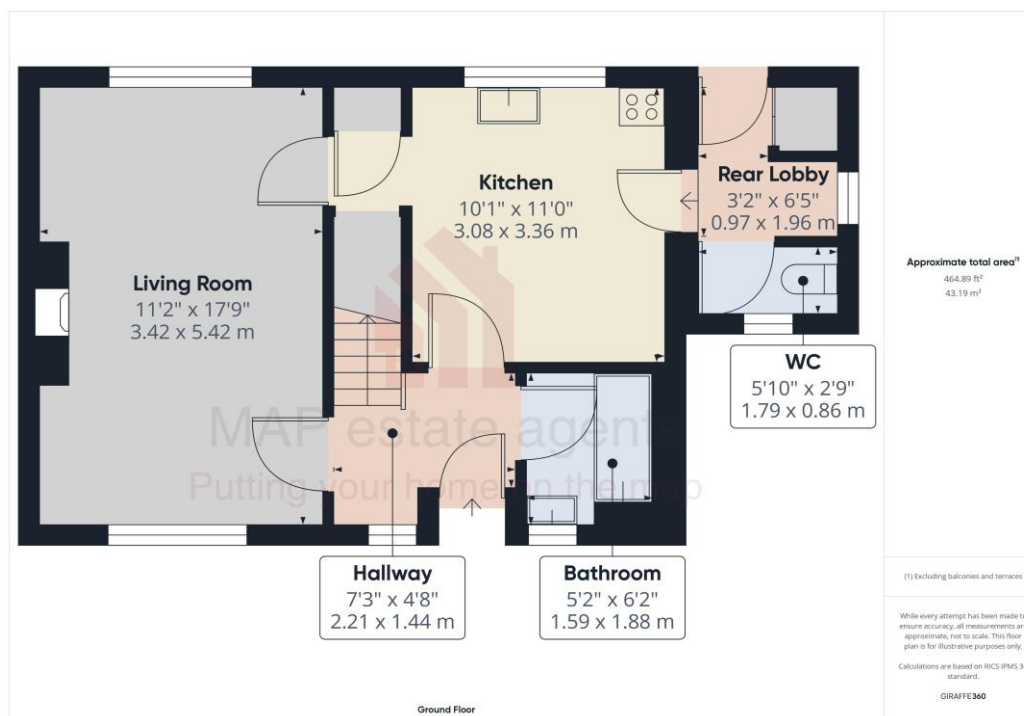


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	



MAP's top reasons to view this home

- Semi detached house
- Three bedrooms
- Ideal family home
- Generous living room
- Ground floor bathroom
- Gardens to front and rear
- Driveway parking
- Close to amenities, no forward chain



sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

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