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**Tregarthen,
St. Ives**

**£125,000
Leasehold**





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Property Introduction

This self-contained first floor flat is offered to the market with no onward chain.

The accommodation comprises living room, kitchen, double bedroom and shower room. The flat is double glazed and warmed via gas central heating to radiators. Lovely views over St. Ives Bay are enjoyed from the kitchen.

We feel the flat makes a fantastic first time purchase.

Viewing highly recommended.

Location

St Ives is a charming coastal town famed for its rich heritage, showcased in its numerous galleries, including the renowned Tate St Ives, Barbara Hepworth Museum and Sculpture Garden, St Ives School of Painting, Leach Pottery and many more. St Ives is well-known for its four stunning beaches, Porthmeor is a favourite amongst surfers, whilst the calmer, clear waters of Porthminster beach, is ideal for families.

The picturesque Porthgwidden beach provides a more secluded escape and the Harbour beach is where you can enjoy boat rides and building sandcastles. The stunning coastal walks and scenery around The Island inspired Rosamunde Pilcher and Virginia Woolf, amongst others. St Ives has a wide range of outdoor activities including surfing, paddle boarding, tennis and golf, to name a few.

ACCOMMODATION COMPRISES

Glazed panel front door to:-

ENTRANCE HALL

Smoke alarm. Access hatch to loft storage space. Boiler cupboard with wall mounted gas combination boiler and shelving. Doors to:-

SHOWER ROOM

Independent walk-in shower enclosure with glazed screen housing mains fed shower unit, low level WC and pedestal wash

handbasin. Radiator. Obscure double glazed window to rear. Complementary wall tiling.

BEDROOM 12' 4" x 10' 4" (3.76m x 3.15m)

Double glazed window to front. Radiator.

LIVING ROOM 15' 6" x 9' 7" (4.72m x 2.92m)

Double glazed window to front. Radiator. Television point. Door to:-

KITCHEN 9' 7" x 8' 4" (2.92m x 2.54m)

Fitted with a matching range of wall and base units with roll edge worksurfaces over. Stainless steel single drainer sink unit . Space for cooker. Space for washing machine. Double glazed windows to front and side.

SERVICES

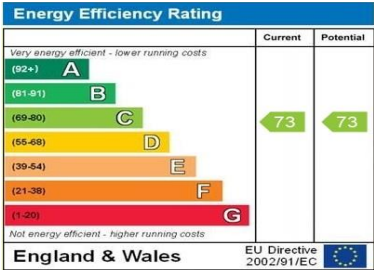
The property benefits from mains electricity, mains water, mains drainage and mains gas.

AGENT'S NOTES

The property will be sold with a new 999 year lease. The current annual service charge is £754.29 reviewed annually. The annual buildings insurance is £118.89 reviewed annually. Please note, the property cannot be used as a holiday let. Please be advised that the Council Tax Band is band 'A'.

DIRECTIONS

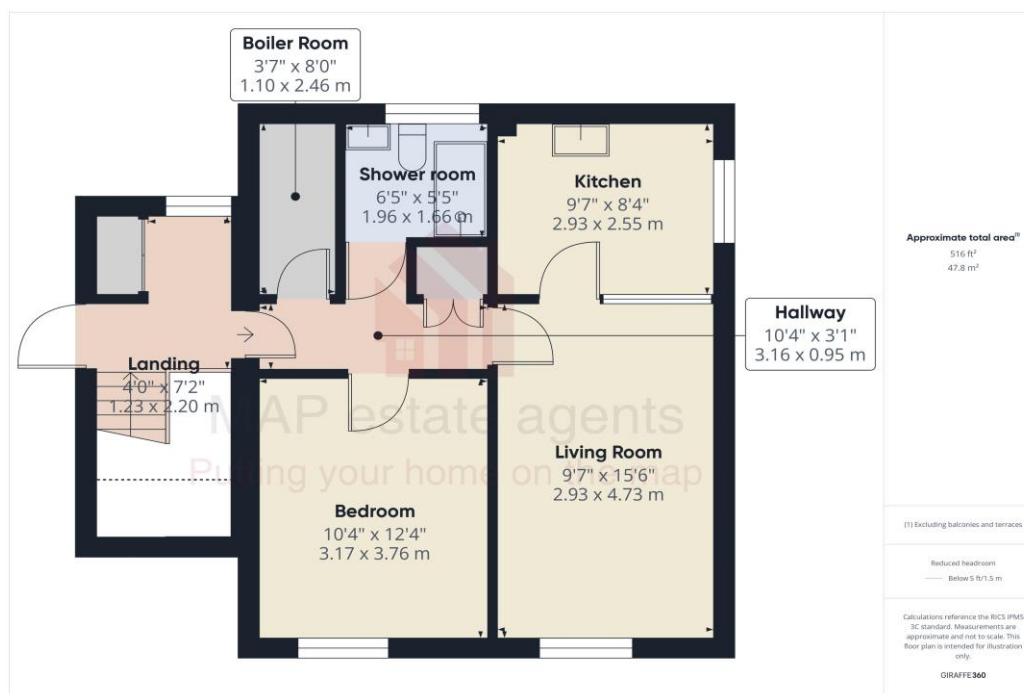
From St.Ives cinema proceed up the Stennack and at the roundabout take the second exit on to Treverbyn Road. Proceed along Treverbyn Road and then turn left on to Tregarthen. The property will then be found on the right hand side. If using What3words:- munch.safari.opens





MAP's top reasons to view this home

- Self contained first floor flat
- Double bedroom
- Sea views from kitchen
- New 999 year lease
- Generous lounge
- Shower room
- Offered for sale chain free
- Ideal first time buy



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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