

ROSE VALE VILLA

St. Ives, TR26 1RD

Price: £700,000



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What an amazing property. Large detached fully furnished 4 bedroom 2 en-suite home located within the coastal town of St Ives just minutes from the shops, restaurants, harbour and beaches. Sitting in a tucked away location within private gardens, this super property must really be viewed to be fully appreciated. Currently being used as a very successful holidays let through Cherished Cottages. All gas centrally heated and double glazed with the option of a rented parking space.





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Ornate front door and glazed side panels leading into

ENTRANCE HALLWAY

Radiator, stairs to first floor, cupboard under the stairs, power points.

CLOAKROOM

Enclosed WC, wash hand basin, radiator

LOUNGE 21' 1" x 13' 3" (6.42m x 4.04m)

Great sized cosy room with UPVC double glazed windows to the front and rear, 3 radiators, ample power points, TV point, log burner

KITCHEN / DINER 21' 8" x 13' 3" (6.6m x 4.04m)

Large and very user friendly room with 2 windows to the front, window to the side and further window to the rear. Dining area has 2 radiators, power points. Kitchen comprises an extensive range of eye and base level modern units with ample worktop space. Breakfast bar area with 6 ring gas hob and extractor fan over, integrated fridge / freezer, integrated dishwasher, 2 eye level ovens,

microwave, ample power points, sink unit and drainer with taps over, door to

UTILITY ROOM

Door to the rear, plumbing for washing machine and space for dryer, worktop surface, power points, radiator, boiler.

FIRST FLOOR LANDING

Window to the front, radiator

BEDROOM ONE 13' 3" x 16' 6" (4.05m x 5.03m)

Square bayed window to the front, radiator, power points, TV point - great sized room, door to

EN-SUITE

Walk in shower cubicle with mains connected shower, close coupled WC, pedestal wash hand basin.

BEDROOM TWO 9' 2" x 13' 3" (2.8m x 4.05m)

Window to the front, radiator, power points, TV point

BEDROOM THREE 13' 3" x 6' 9" (4.04m x 2.06m)

Window to the side, Velux window, radiator, power points

BEDROOM FOUR 11' 6" x 13' 3" (3.5m x 4.04m)

Window to the rear, radiator, power points, TV point, door to

EN-SUITE

Walk in shower cubicle with mains connected shower inset, close coupled WC, wash hand basin

BATHROOM

Velux window, panelled bath with mains connected shower over, heated towel rail, wash hand basin, enclosed WC

OUTSIDE

Lovely enclosed garden with large patio / seating area, with outside power points, to the side is access to the rear courtyard gardens with hot tub installed.

EPC

TBC

COUNCIL TAX

Currently exempt - SBRR

TENURE

Freehold

FLOOD RISK

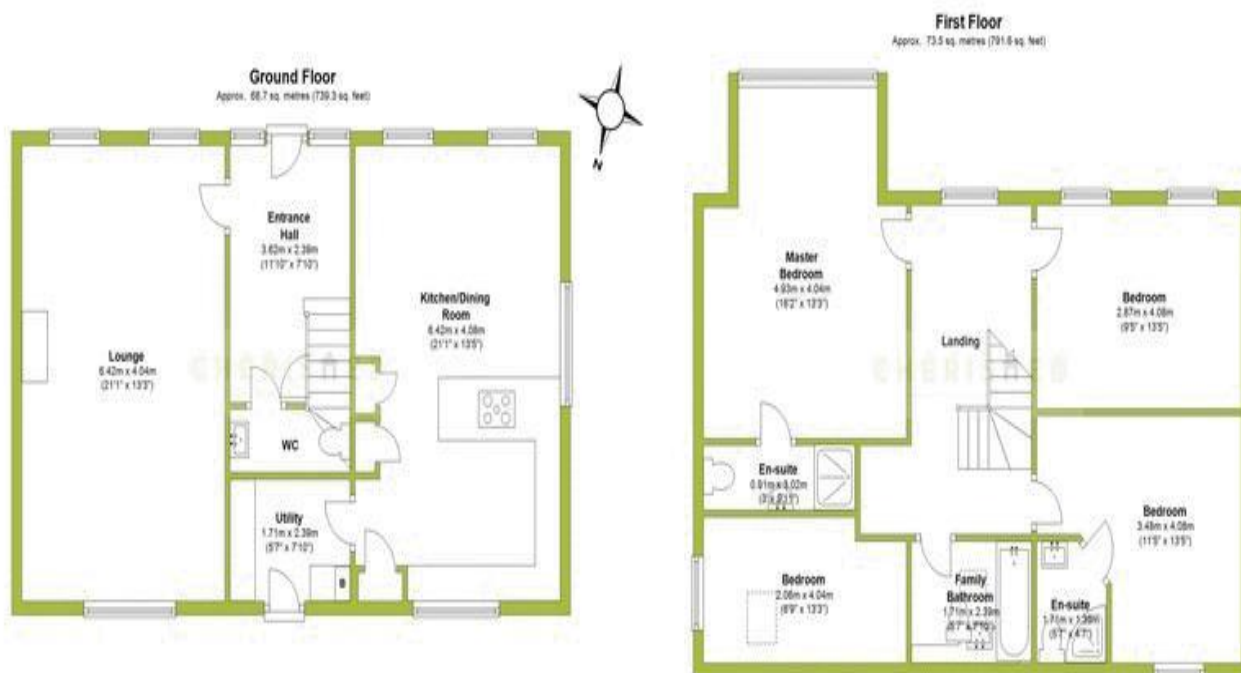
Very Low

SERVICES

All mains connected



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Rosevale Villa, Bullans Lane, St Ives

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