

STAR THROWER, 11 BOWLING GREEN TERRACE

St. Ives, TR26 1JS

Price: £680,000



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Star Thrower is a delightful and well presented three storey three double bedroom town house located along one of St Ives's most well thought of south facing terraces. Offering glorious sea and coastal views, super characterful interior and lovely enclosed and sheltered south facing garden. Only a short walk down to the towns shops, restaurants, harbour and Porthmeor Beach. Viewing is highly recommended





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GROUND FLOOR

From the rear service lane of Bowling Green Terrace the door opens into an inner hallway with door to cloakroom with WC sink and Worcester boiler. There is a utility area with storage cupboards and space and plumbing for a washer/dryer. Double doors open to the living and dining area and archway to left takes you into the kitchen. The kitchen has a range of white base and eye level storage units with wood effect worktops. Inset gas hob with oven below and extractor over, inset stainless steel sink, integrated slimline dishwasher and fridge. Spacious under stairs storage cupboard. Double doors open to the light living room and dining area. Retaining some of the original characteristics of the house with high ceilings and sash window with window seat overlooking the south facing garden. Wooden floors and an open fireplace add to the charm and character of

the room. A door from the living room opens to the hallway with stairs to the first floor. The hallway gives access to the front door which opens to the south facing garden.

FIRST FLOOR

Bedroom one is set as a twin room with window to the rear aspect and lovely character high ceilings. Bedroom two is a spacious double room with beautiful sea views from the front facing window. Retaining the charm with the wooden floors, sash style window and high ceilings. The family bathroom is also on this floor. A light room with a freestanding style bath with mains shower over, wash basin, WC and ladder style radiator.

2ND FLOOR

Stairs from the first floor landing lead to the third floor bedroom. Bedroom three is built into the apex of the roof and has a dormer window to the front aspect with stunning views to the Harbour, town and church and over to the Northern Coastline. There is a Velux window on the opposite side with some glimpses of Porthmeor and the Island to the right.

OUTSIDE

At the front of the property is a south facing garden with decked area with room for a dining table and chairs. The area is bordered by planted beds and a gate opens to the pedestrian walk way at the front of the terrace.

EPC

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COUNCIL TAX

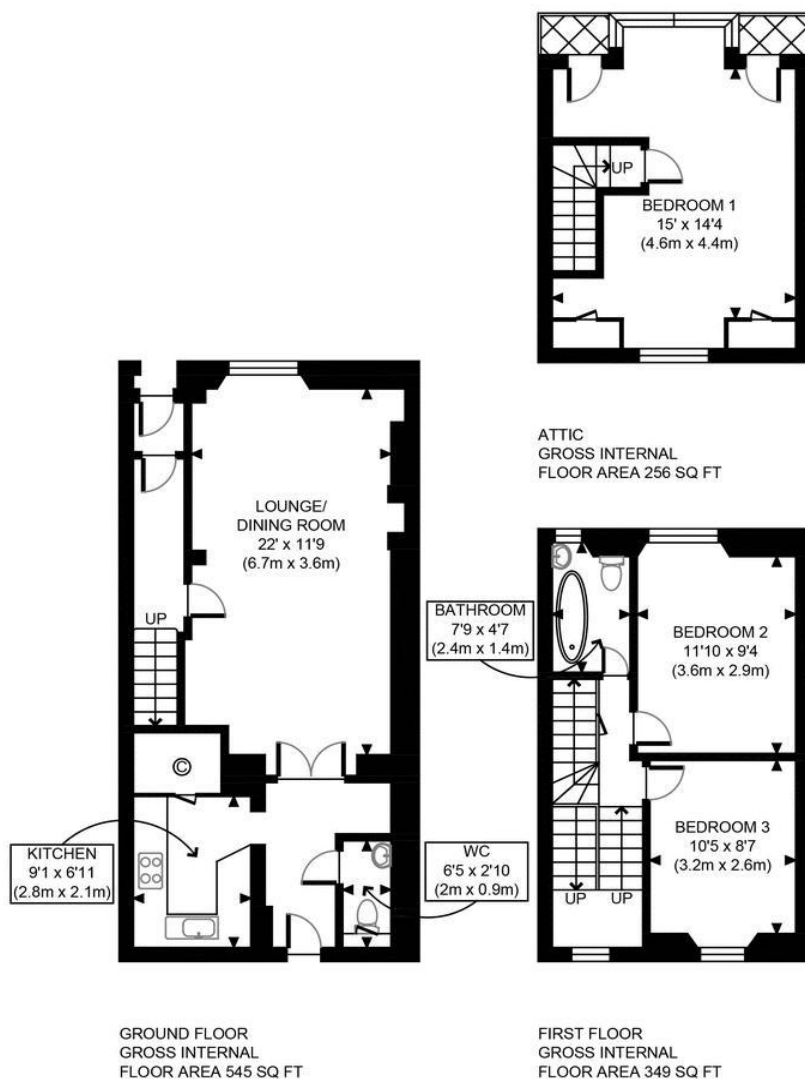
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TENURE

Freehold



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APPROX. GROSS INTERNAL FLOOR AREA 1150 SQ FT / 107 SQM	Bowling Green Terrace
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 10/02/23 photoplan

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