

SAFFRON COTTAGE, 16 CARNCROWS STREET

St. Ives, TR26 1PJ

Price: £450,000



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Very light, bright and spacious 3 bedroom mid terrace traditional cottage located within one of most popular streets within 'Downalong' St Ives. Currently being used as a successful holiday let through Aspects. With lovely open kitchen / diner, lounge with 3 windows and window seats on the ground floor and two double bedrooms, one single, shower room and en-suite WC on the first floor.





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Stable style front door leading into a small entrance lobby with coat hanging space, storage cupboard

KITCHEN / DINER 12' 2" x 10' 2" (3.7m x 3.1m)

Lovely bright and light open kitchen / diner with sash window to the front with deep sill. Extensive range of eye and base level modern units with polished quartz stone worktop surfaces over, inset stainless steel sink unit, 4 ring electric hob with extractor fan over and electric oven under, integrated fridge freezer, integrated washing machine and dishwasher, ample power points

LOUNGE 16' 1" x 10' 6" (4.9m x 3.2m)

3 windows to the front, 2 large sash windows with window seats, power points, TV point for wall mounted TV, fireplace with electric fire inset, electric wall heater, cupboard under the stairs

FIRST FLOOR

Landing with electric heater and built in storage cupboards, doors to

SHOWER ROOM

Tiled floor, heated towel rail, wall mounted wash hand basin, enclosed WC with water saving flush, large walk in shower cubicle with electric shower inset , fully tiled walls

BEDROOM ONE 10' 10" x 8' 6" (3.3m x 2.6m)

Sash window to the front with window seat, power points, built in open wardrobe / clothes storage, door to en-suite WC with with frosted window to the front, close coupled enclosed WC and wash hand basin, Amtico light oak vinyl plank flooring

BEDROOM TWO 8' 6" x 10' 6" (2.6m x 3.2m)

Sash window to the rear with deep window sill and window seat, power points, open wardrobes / clothes storage, Amtico light oak vinyl plank flooring

BEDROOM THREE 7' 3" x 8' 2" (2.2m x 2.5m)

Sash window to the rear with deep sill and window seat, power points, Amtico light oak vinyl plank flooring

EPC

F

COUNCIL TAX

Currently exempt with SBRR

TENURE

Freehold - The owner of this property is the freeholder of the building. There is a small flat below which runs on the remainder of a 999 year lease set up in 1996. There is a £50 per year ground rent payable from below and costs are shared on a 1/3rd - 2/3rd basis

AGENTS NOTE

The property is Grade II listed and sits within the conservation area.

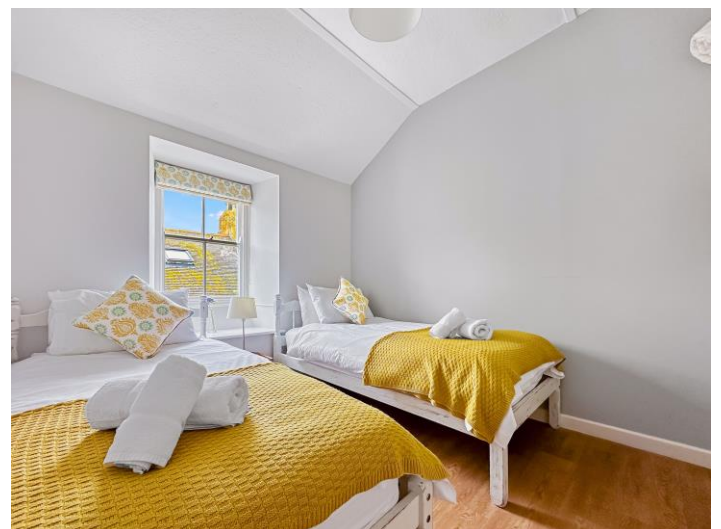
Seas and River - Very Low Risk

Surface water and Drainage - Very Low Risk

SERVICES

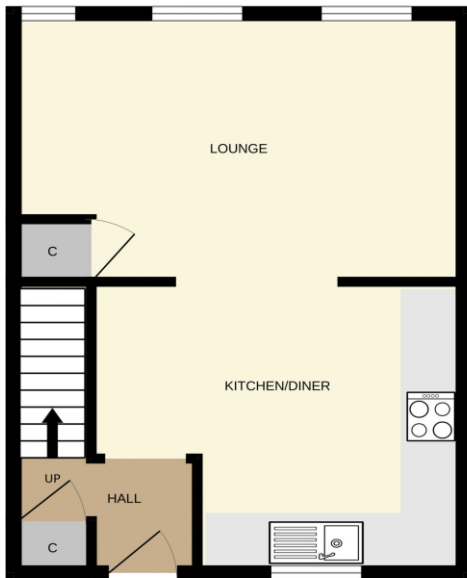
Mains electricity, mains drainage, mains metered water - Broadband is available. Heating is by means of Rointe electric wall heater and water is heated by an immersion

FLOOD RISK

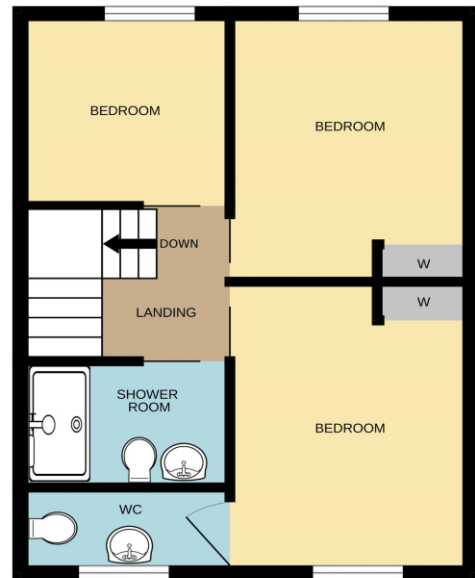


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GROUND FLOOR



1ST FLOOR



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