

# THE NOOK, COURT COCKING

St. Ives, TR26 1HQ

Price: £349,950



'The Nook' is a fantastically located two bedroom property situated within a small courtyard in-between the harbour front and Fore Street, hence close to the sea front and all the town's shops, restaurants and other beaches. The property has just undergone a complete refurbishment this summer including new double glazed windows throughout, kitchen, bathroom, flooring and furniture. All to an extremely high specification providing very comfortable and deceptively spacious accommodation that is 'ready to go' and unused commercially. Viewing this super property comes highly recommended





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Just off from Fore Street and into the small cobbled courtyard, there is a gated access to the entrance with the door leading into

**LIVING / KITCHEN AREA** 22' 1" x 10' 8" (6.73m x 3.25m) max  
Beautiful room vinyl wood effect plank flooring. The Kitchen area comprises a lovely modern kitchen with matching extensive eye and base level units with ample worktop surfaces over. 4 ring electric hob with electric oven under with extractor fan and hood over. Inset stainless steel sink unit, integrated fridge and integrated dishwasher. Ample power points and complimentary tiling, frosted window to the side. Lounge area offers a sash

window to the side, TV points, vertical radiator, cupboard housing electric meters. Exposed granite pillar and doors to

### **BEDROOM TWO** 9' 10" x 9' 10" (3m x 3m)

Internal double glazed window that opens up onto a deep sill recess with further exterior window. Radiator, power points.

### **SHOWER ROOM** 6' 7" x 3' 10" (2.0m x 1.16m)

High quality specification shower room with large walk in shower cubicle with mains fed shower inset with rainfall and detachable head, fully tiled inset, ceramic sink unit, enclosed WC, tiled flooring, heated towel rail, part tiled walls, extractor fan

### **BEDROOM ONE** 10' 1" x 9' 7" (3.07m x 2.92m)

Irregular shaped room but easily a good sized double bedroom. Lovely internally double glazed window opening onto a window recess and further external window, built in wardrobe, power points, radiator

#### **OUTSIDE**

There is a useful storage areas with this property externally. The storage unit offers plumbing for a washing machine, the main boiler and big enough to house surfboards and chairs etc.

#### **EPC**

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#### **COUNCIL TAX**

Small business rate relief

#### **TENURE**

Leasehold - 988 years remaining

#### **FLOOD RISK**

Surface water and drainage - Very Low Risk  
Seas and River - Very Low Risk

#### **SERVICES**

Mains metered water, mains drainage, mains electric, mains gas that also fires the central heating and hot water. Broadband is connected to to the property with probable speeds of 80Mbps  
Mobile phone coverage: EE, Three, O2 and Vodafone likely

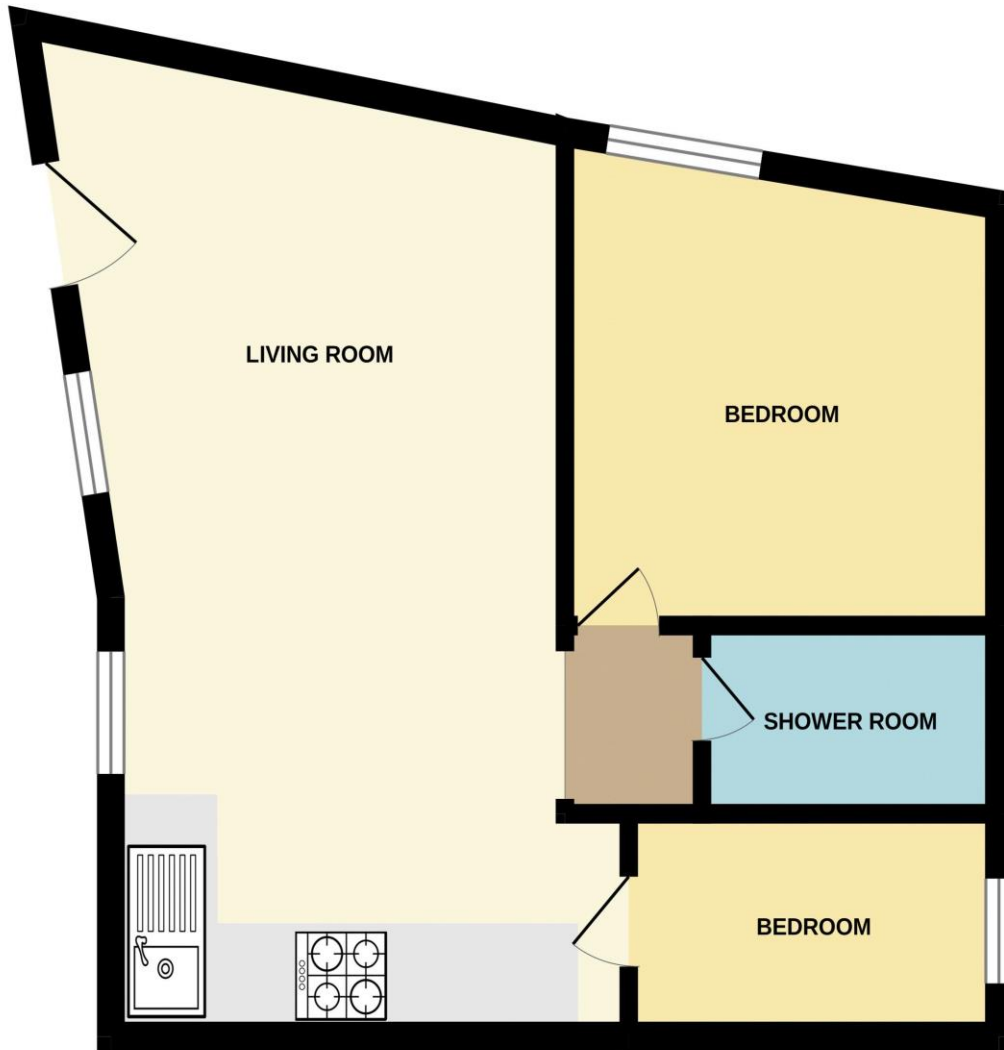
#### **AGENTS NOTE**

The property is located in the St Ives Conservation Area



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## GROUND FLOOR



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