

# 1 SANDOWS LANE

St. Ives, TR26 1QW

Price: £299,950



[www.crossestates.co.uk](http://www.crossestates.co.uk)

A beautiful and character filled two bedroom end of terrace cottage located in a well respected and quiet lane only a short walk down to the main town, shops, restaurants, beaches and harbour. With lovely and deceptively spacious open plan living room, cottage kitchen and large shower room on the ground floor with two double bedrooms on the first floor. The other added benefit is the enclosed outside space and side access to the rear. Currently being used as a very successful holiday let but would also make a super town home for someone. Gas central heating and double glazing both compliment this property. . Please use QR code in photos for material information





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Stable style front door leading into

### **LOUNGE / DINER** 17' 0" x 12' 10" (5.19m x 3.9m)

Lovely open and characterful room with natural wood floorboards, beamed ceiling, fireplace with multi fuel burner inset, stairs to first floor with very useful and ingenious larder under with plumbing for washing machine, space for fridge, worktop surface and shelving. Window to the front with deep sill with further windows to the side and rear, radiator, power points, TV point, door to

### **KITCHEN** 7' 7" x 6' 11" (2.3m x 2.1m)

Window and door to the side opening out to the enclosed rear courtyard, range of base fitted wooden units with oak worktop surfaces over, 5 ring gas oven ( aga style ), butler sink unit, beamed ceiling, radiator and ample power points, door to

### **SHOWER ROOM**

Close coupled WC, wash hand basin with small storage under, heated towel rail, cupboard housing the boiler, large walk in shower cubicle with mains connected shower inset with rainfall and detachable head, tiled walls

### **FIRST FLOOR LANDING**

Access to loft space

### **BEDROOM ONE** 12' 10" x 8' 10" (3.9m x 2.7m)

Window to the front with deep sill, power points, exposed wood floorboards, radiator

### **BEDROOM TWO** 7' 10" x 8' 2" (2.4m x 2.5m)

Window to the rear with deep sill, picture rail and wall hanging space, radiator, power points

### **OUTSIDE**

To the side of the property is a very handy enclosed side courtyard which leads to the back gate and access into the rear courtyard. This is an ideal place for storing bins etc. and very handy for when coming back from the beach. The enclosed rear courtyard has an outside water tap and access into the kitchen, again very handy for access to the shower room.

### **MATERIAL INFORMATION**

Verified Material Information Asking price: Offers in region of £299,950 Council tax band: A Council tax annual charge: £1561.69 a year (£130.14 a month) Tenure: Freehold Property type: House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Double glazing and Wood burner Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent Parking: None Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term flood risk: Not likely as a flood defence scheme has been in place since 2011 Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area:

Yes Energy Performance rating: E All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### **AGENTS NOTE**

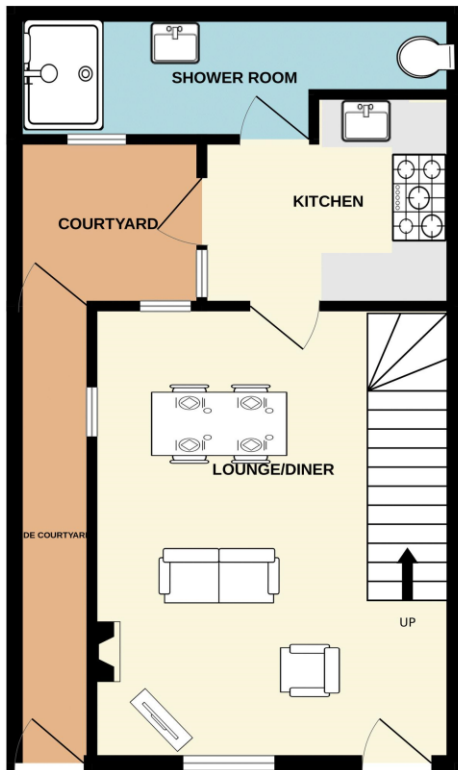
A NuAire system is installed preventing build up of condensation and damp, it also combats any Radon gas

### **MATERIAL INFORMATION - PLEASE USE QR CODE**

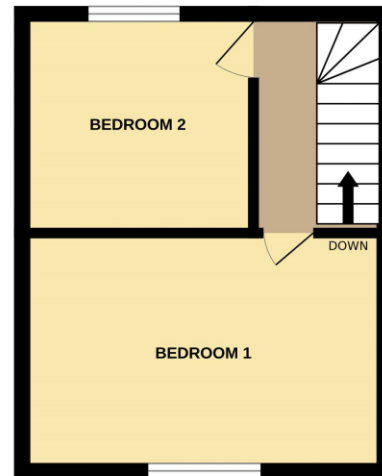


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GROUND FLOOR



1ST FLOOR



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