

# 16 TREVERBYN ROAD

St. Ives, TR26 1EZ



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Price: £315,000 – Offers in region of

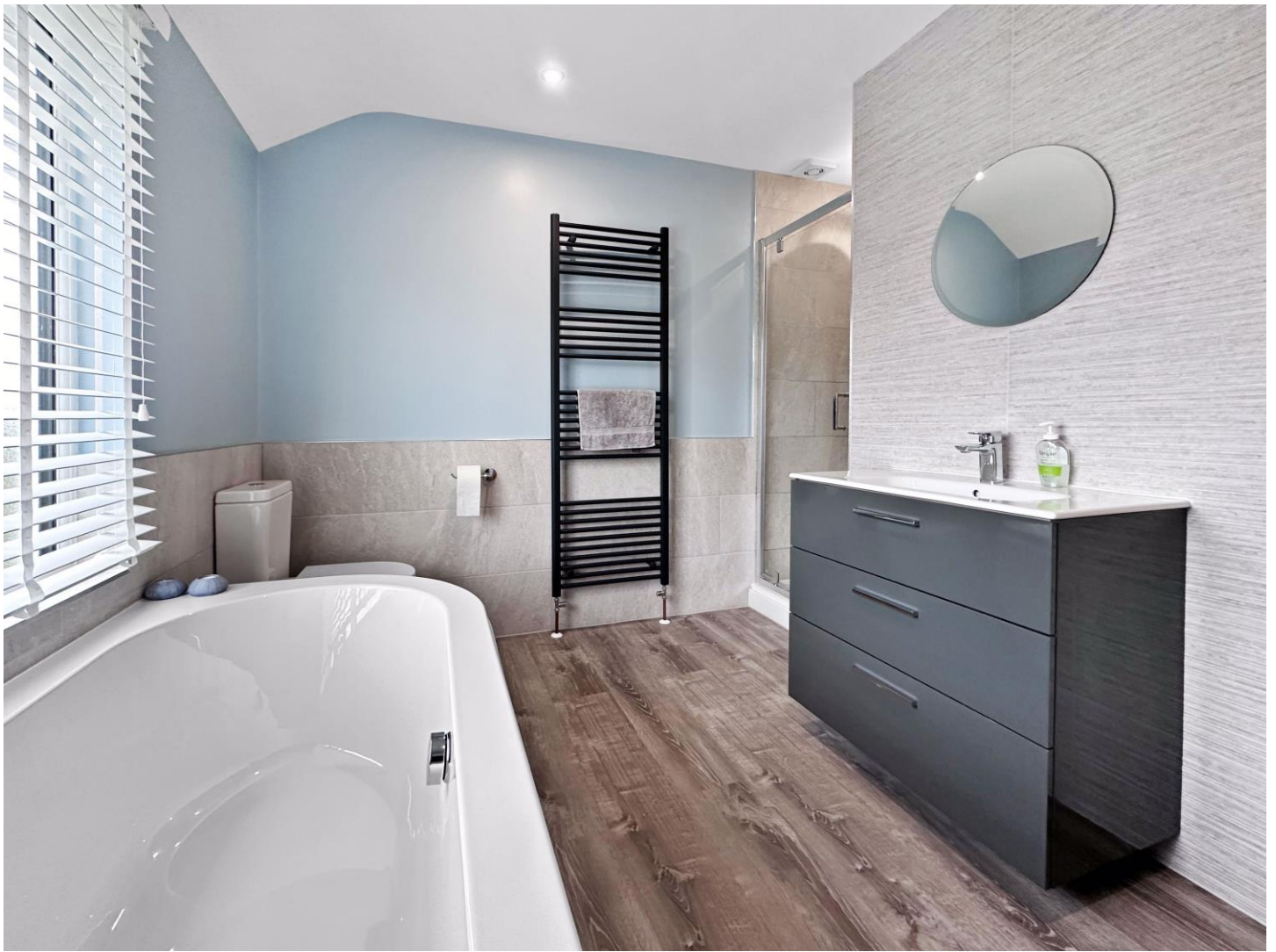
This spacious well presented and refurbished mid-terrace two bedroom property with off road parking, is perfect for those seeking comfort, convenience, and room to grow. Situated in a popular residential area just a stone's throw away from St Ives town centre and its abundance of amenities, this home offers the perfect blend of location and spacious accommodation. On the ground floor you have a beautiful and good sized lounge with bay window to the front, opening through to a newly fitted kitchen with a door leading out to a rear enclosed garden. On the the first floor are two double bedroom and re-fitted bathroom with enclosed shower . The current vendor has recently installed gas central heating throughout and replaced the roof. The property is being sold with no chain. For material information please QR code in photos



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**ENTRANCE HALL**

Stairs to first floor, carpeted, electric box, door to

**LOUNGE** 12' 6" x 12' 10" (3.8m x 3.9m)

Beautiful room with UPVC double glazed bow window to the front, waxed and varnished exposed floorboards, TV point, power points, radiator, recess built in cupboard, large storage cupboard under the stairs, door to

**KITCHEN / DINER** 15' 5" x 6' 11" (4.7m x 2.1m)

Newly fitted kitchen with an extensive range of eye and base level units with ample worktop space over, breakfast bar area with space for seating under, 4 ring gas hob with electric oven under and extractor fan over, stainless steel sink unit and drainer

with taps over, radiator, integrated fridge / freezer, space for washing machine, ample power points, UPVC double glazed window and stable style door opening out to the rear garden

**FIRST FLOOR LANDING**

With large storage half way up the staircase, access to loft soace

**BEDROOM ONE** 12' 6" x 9' 6" (3.8m x 2.9m)

UPVC double glazed window to the front with far reaching sea views, power points, built in wardrobe, telephone point, radiator

**BEDROOM TWO** 9' 2" x 11' 2" (2.8m x 3.4m)

UPVC double glazed window overlooking the rear , power points, radiator

#### **BATHROOM / SHOWER ROOM** 9' 10" x 7' 7" (3m x 2.3m)

Recently re-fitted and refurbished bathroom with, UPVC double glazed opaque window to the rear, vinyl flooring, part tiled walls, heated towel rail, large bath with central taps, ceramic sink unit with storage drawers under, close coupled WC, large walk in shower cubicle with mains fed shower with rainfall and detachable head, tiled inset

#### **OUTSIDE**

To the front of the property is an off road parking space for one small vehicle, to the side are steps rising to the front door and side shared alleyway access to the rear garden. To the rear is a great sized enclosed garden, currently laid out to a low maintenance garden area with timber shed and outside water tap.,

#### **MATERIAL INFORMATION**

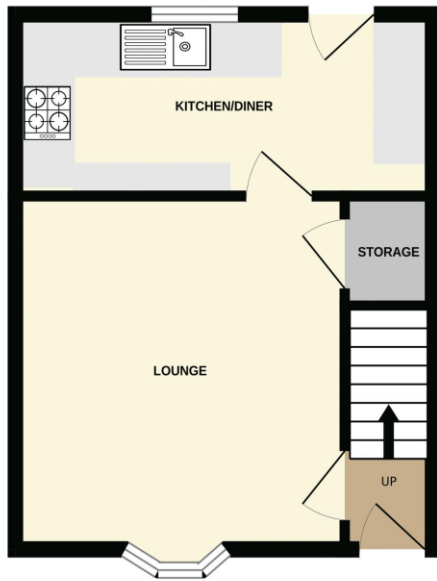
Verified Material Information Asking price: Offers in region of £315,000 Council tax band: A Council tax annual charge: £1561.69 a year (£130.14 a month) Tenure: Freehold Property type: House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent Parking: Off Street 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: No 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.

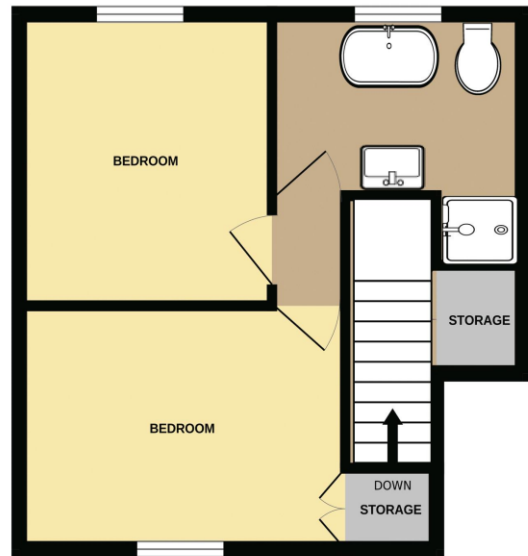


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GROUND FLOOR



1ST FLOOR



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