

8 MOUNT ZION

St. Ives, TR26 1PZ

Price: £585,000



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A fabulous and very interesting three double bedroom end of terrace character cottage located within Mount Zion, just off from the picturesque and renowned St Ives Harbour. Currently being used as a very successful holiday let. Having many superb features that only viewing internally will any potential buyer appreciate. Arranged over three floors, with two bedroom and bathroom on the entry level, large double bedroom and seating area on the lower ground floor with an extremely unique en-suite having been built around a large piece of Blue Elvin rock within the shower, and on the 2nd floor a superb, large open plan living space, full of character. Externally there is a small courtyard garden with views down to the harbour. Viewing is highly recommended. For material information please use QR code



Tel: 01736 793939

Email: sales@crossestates.co.uk

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FRONT DOOR INTO

ENTRANCE HALLWAY

Radiator, stairs up to living room and stairs down to Bedroom One, further doors to

BEDROOM TWO 10' 10" x 8' 11" (3.3m x 2.73m)

Sash window to the front, radiator, beamed ceiling, power points

BEDROOM THREE 8' 10" x 10' 0" (2.7m x 3.05m)

Sash window to the rear, radiator, beamed ceiling, power points

BATHROOM

Small sash window to the rear, part tiled walls, panelled bath with mains connected shower, wash hand basin, heated towel rail, close coupled WC

LOWER GROUND FLOOR

Stairs down from the hallway

BEDROOM ONE 21' 4" x 11' 10" (6.5m x 3.6m)

Superb room, great size, beamed ceiling, storage under the stairs, door to the rear, seating area, ample power points, further storage area, exposed granite walls, door to

EN-SUITE

Unique and great size en-suite with a large walk in shower cubicle with mains connected shower built around a large piece of Blue Elvin rock, wall mounted wash hand basin, close coupled WC, beamed ceiling, exposed granite wall

From the entrance hallway stairs rising to the first floor and the living room

LIVING ROOM 14' 9" x 22' 8" (4.5m x 6.9m)

Super room, full of light with sash window to the front, two smaller windows to the rear and stable door to the side opening out to access to the rear courtyard garden. Open beamed ceiling and eaves with pitched roof, wood flooring. Kitchen comprises

a range of cottage style base level units with oak worktop surfaces over, space and plumbing for dishwasher and space for fridge, 4 ring gas hob and electric oven under, butler sink unit with mixer taps over, power points, space for dining table and chairs. Lounge area offers the continuation of the wood flooring

OUTSIDE

The cottage is access via Mount Zion, along the harbour front, through a small passageway and up some steps to a row of cottages. To the rear of the rear of the cottage is a small courtyard garden area with enough room for a table and chairs. There are some lovely views from this area through the cottages down to the harbour

MATERIAL INFORMATION

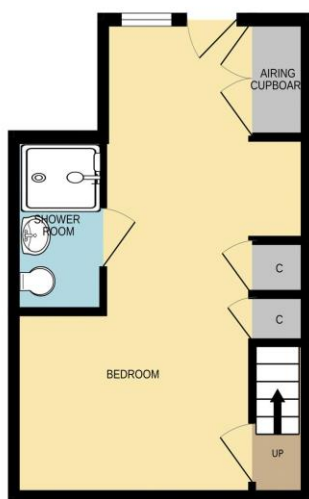
Verified Material Information Asking price: Offers in region of £585,000 Council tax band: C Council tax annual charge: £2082.25 a year (£173.52 a month) Tenure: Freehold Property type: House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: None 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: St Ives Conservation area. You will have to contact the council if you want change windows, roof etc. Restrictions - Tree Preservation Orders: None Public right of way: No Long-term flood risk: No Coastal erosion risk: Yes Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: D All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under

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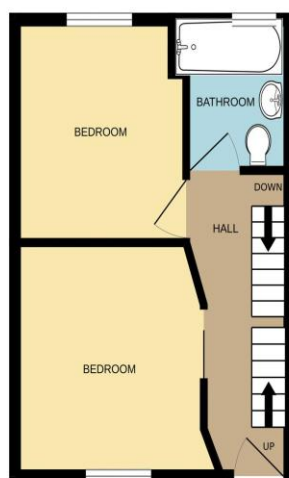


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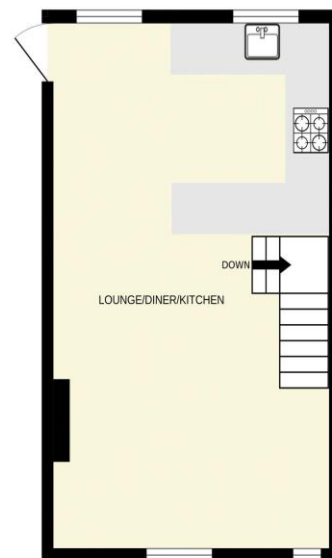
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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