

18 TRYHORNEK TRENCROM LANE

Carbis Bay, St. Ives, TR26 2TR

Price: £360,000



CROSS ESTATES

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A spacious two-bedroom terrace home located on a very well thought of development within Carbis Bay, ideally situated for the beach, and the amenities that Carbis Bay offers. With front and rear gardens, off road parking space with further designated space, gas central heating and all double glazed, this is a super property that really must be viewed. Accommodation comprises: Ground floor - large kitchen / diner, living room and shower room / wc and on the first floor you have two double bedrooms and a bathroom with large landing area ideal for home office. For material information please use QR code in photos



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ENTRANCE HALLWAY

Oak flooring, stairs to first floor, radiator, power points, storage under the stairs, door to living room, kitchen/diner and shower room

KITCHEN / DINING ROOM 10' 9" x 12' 8" (3.27m x 3.87m)

Extensive range of eye and base level units with ample worktop surfaces over, one and a quarter stainless steel sink unit and drainer with taps over, four ring gas hob with electric double oven, stainless steel extractor fan and hood over. Double glazed window to the front overlooking the front garden, plumbing for washing machine, space for fridge/freezer, radiator, space for table and chairs, ample power points. Washing machine and fridge freezer included

SHOWER ROOM

Walk in shower cubicle with electric shower inset, wall mounted wash hand basin, close coupled WC, radiator

LIVING ROOM 17' 6" x 10' 9" (5.33m x 3.27m)

Good sized room with oak flooring, double glazed sliding doors opening out to the rear garden, TV point. power points, radiator

FIRST FLOOR LANDING

Good sized landing that can be used as a home office space, double glazed window to the front, access to loft space and doors to bedrooms and bathroom, radiator, power points, telephone point

BEDROOM 10' 9" x 12' 10" (3.28m x 3.90m)

Double glazed window to the front offering fine views over the front garden and towards the communal copse area, radiator, power points, built in wardrobe housing hanging space and shelving.

BEDROOM 11' 6" x 10' 8" (3.51m x 3.26m)

Double glazed window to the rear, radiator, power points, large fitted walk in wardrobe that could also be utilised as a home office or as some others have done, a small en-suite shower room.

BATHROOM

Recently refurbished bathroom with fully tiled walls, P-Shape panelled bath with mains connected shower over, enclosed WC with wash hand basin having small storage cupboards under, fitted mirrored wall mirror, stainless steel heated towel rail

MATERIAL INFORMATION

Verified Material Information 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: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: Off Street and Allocated Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: Level access and Ramped access Coal mining area:

No Non-coal mining area: Yes Energy Performance rating: Survey Instructed 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

There is a fee of approx. £88.41 per quarter for the maintenance of the communal gardens



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