

20 PENBEAGLE CRESCENT

ST IVES, TR26 2JG

Price: £295,000 - GUIDE



CROSS ESTATES

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A super, 2 bedroom semi-detached home with good sized front and rear gardens, great sized light lounge and kitchen. Located in a popular residential area close to the infant and junior school and within walking distance of the main town. Gas central heating and double glazing. Viewing is highly recommended





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We are pleased to be able to offer For Sale, this super, 2 bedroom semi-detached home located in the higher part of St Ives.

UPVC part glazed front door leading into

ENTRANCE HALLWAY

Stairs to first floor, cupboard under stairs, hard wired smoke detector, door to

LOUNGE 17' 2" x 10' 11" (5.23m x 3.33m)

A good sized a very light room having dual aspect UPVC double glazed windows to the front and rear. Ample power points, 2 radiators, recess fireplace, TV point, inset ceiling lights.

KITCHEN/DINER 11' 1" x 10' 0" (3.37m x 3.05m)

Lovely great size kitchen having an extensive range of eye and base level modern gloss units with ample wood effect worktop surfaces over, integrated 4 ring gas hob with electric oven under and stainless steel hood and fan over. One and a quarter sink unit and drainer with mixer taps over, under unit concealed lighting, ample power points, space for fridge, integrated dishwasher, radiator, tiled flooring, door to

UTILITY ROOM 6' 11" x 7' 4" (2.12m x 2.24m)

UPVC patterned double glazed door to the rear garden, small window to the front and further window to the side. Halstead boiler system, stainless steel sink unit and drainer with mixer taps over, plumbing and space for washing machine and dishwasher, power points, base level unit and worktop surface over.

From the entrance hallway stairs rising to half landing with UPVC double glazed window to the side with sea views, up steps to

LANDING

UPVC double glazed window to the side, hard wired smoke detector, large airing cupboard with shelving and radiator inset, door to

BEDROOM 11' 1" x 10' 0" (3.38m x 3.06m)

UPVC double glazed window to the rear overlooking the garden, radiator, power points, TV point, large built in cupboard over stairs

BEDROOM 11' 0" x 11' 2" (3.35m x 3.41m)

UPVC double glazed window to the rear overlooking the rear garden, power points, TV point

BATHROOM

White suite comprising panelled bath with mains connected shower over and glazed shower screen, close coupled wc, sink unit inset vanity unit (storage cupboard), heated ladder towel rail, 2 UPVC double glazed windows to the front, extractor fan.

OUTSIDE

The front is approached firstly by some steps then a front path leading to the property. There is an enclosed front garden that

has just been laid to lawn seed and bordered by mature hedging.

To the rear is a good side enclosed garden with access from the side of the property, and gate access to the rear of the garden. It is mainly laid to grass bordered by mature hedging. Palm tree and further mature tree.

TENURE

Freehold

EPC RATING
D**COUNCIL TAX**

A - £1405.92 per year 2022



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GROUND FLOOR



1ST FLOOR



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