

20 PENBEAGLE CRESCENT

ST IVES, TR26 2JG

Price: £260,000



CROSS ESTATES

www.crossestates.co.uk

A super, 2 bedroom semi-detached home with good sized front and rear gardens. 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. For material information please use QR code in photos





20 PENBEAGLE CRESCENT, ST IVES, TR26 2JG

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 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.

MATERIAL INFORMATION

Verified Material Information 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 - Great, Vodafone - Good, Three - OK, EE - Good 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 area 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: D 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.



20 PENBEAGLE CRESCENT, ST IVES, TR26 2JG

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

The Property Misdescriptions Act 1991: Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they must be available by separate negotiation.

The Data Protection Act 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

westcountry
team
PROPERTY SHARING EXPERTS



C475 Printed by Ravensworth 01670 706868