

MICHEL WHEAL WHIDDEN

Carbis Bay, St. Ives, TR26 2QX

Price: £898,000



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An extremely spacious, detached four bedrooms and two reception room chalet style house located long one of the most sought after locations within the seaward side of Carbis and offering superb sea and coastal views over to St Ives and up along the coastline towards Godrevy Lighthouse and beyond. Being offered in excellent decorative order, the property also comes with a garage, off road parking space and lovely enclosed rear garden. With fitted kitchen, two well appointed bathrooms (refurbished 5 years ago) gas central heating and double glazing, this property comes highly recommended by the agents. Has been used in the past as a very successful holiday let. Use Qr code for material information





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ENTRANCE HALLWAY 6' 4" x 8' 11" (1.93m x 2.72m)

Good sized entrance hallway with radiator, open tread wood stairs rising to the first floor, doors to

LIVING ROOM 13' 10" x 15' 11" (4.21m x 4.86m)

Lovely room with large picture double glazed window to the front offering super sea and coastal views over towards Hayle and Godrevy, ample power points, space and point for wall mounted TV, radiator, further windows to the side and rear, recess cupboard storage, stone surround fireplace with wood mantle, wood flooring, walk through into

DINING ROOM 11' 11" x 8' 11" (3.62m x 2.73m)

Double glazed window to the front offering fine sea and coastal views towards Hayle and up along the coastline, wood flooring, radiator, power points, door into

KITCHEN 12' 0" x 7' 10" (3.66m x 2.39m)

Recently upgraded kitchen with a good range of modern units and ample worktop space over, four ring electric induction hob,

composite sink unit and drainer with taps over, eye level electric oven with fitted microwave over, space for fridge freezer, double glazed window to the side, large hatch through to dining room, ample power points, integrated dishwasher, complimentary tiled splashback, door to entrance hallway and to rear hallway

SIDE ENTRANCE HALLWAY

Double glazed door to the side, cupboard housing the boiler

From entrance hallway doors to

SHOWER ROOM

Large walk in shower cubicle with mains connected shower inset, close coupled WC, vanity style ceramic sink unit with drawer storage under, stainless steel heated towel rail, tiled floor and part tiled walls, double glazed window to the side

BEDROOM 8' 11" x 9' 0" (2.73m x 2.74m)

Double glazed window to the front, built in wardrobe housing hanging space and shelving with dresser and mirror

BEDROOM 14' 0" x 11' 11" (4.26m x 3.63m)

Double glazed window to the front, radiator, power points, space for wardrobe and bedroom furniture

FIRST FLOOR LANDING

Large storage under eaves, doors to

BATHROOM

Double glazed window to the side, panelled bath with side mixer taps and electric shower over with glazed shower screen and tiled walls, close coupled WC, vanity style ceramic sink unit with drawer storage under, stainless steel heated towel rail, fitted wall mirror

BEDROOM 11' 11" x 11' 0" (3.62m x 3.36m)

Double glazed bow window to the front, power points, radiator

BEDROOM 11' 5" x 11' 1" (3.49m x 3.37m)

Super room with double glazed window to the rear offering stunning sea and coastal views over St Ives Bay taking in St Ives and the North Cornish coast up to Godrevy Lighthouse and beyond, power points, radiator, built in wardrobe housing hanging space and shelving, recess with space for chest of drawers

OUTSIDE

The property is approached via driveway that leads down to the garage with metal up and over. The garage has electricity connected and has a door to the rear. There is a lovely fore garden with a range of mature shrubs and plant with a lawn area. There is a path with access to both sides of the property.



To the rear is a lovely enclosed rear garden, mainly laid to lawn, bordered by mature hedging with an excellent range of shrubs and plants.

MATERIAL INFORMATION

Verified Material Information Council tax band: F 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 - OK, Three - Good, EE - Good Parking: Garage, Driveway, and On 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 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: 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.



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