

TAN HOUSE, TRENWITH LANE

St Ives, TR26 1DD

Price: £550,000



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ESTATES**

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An extremely deceptive four-bedroom detached dormer bungalow situated in an excellent location close to the schools and only a short walk down into the centre of St Ives. Being sold with no further chain, this large home offers spacious and versatile living accommodation over two floors, ample off road parking, garage and workshop plus good sized enclosed surround gardens plus the added bonus of some sea glimpses. Viewing is highly recommended. For material information use QR code





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COVERED PORCH

With front door to

ENTRANCE HALLWAY

Nice entrance hallway with stairs rising to the first floor, radiator, power points

LIVING ROOM 16' 11" x 12' 6" (5.18m x 3.83m)

Double glazed window to the front with further separated area (ideal for small home office) with further double glazed window to the side giving the room an excellent degree of light. power points and fireplace (currently not working as an open fire)

BEDROOM ONE 14' 3" x 11' 8" (4.37m x 3.57m)

Dual aspect double glazed windows to the front and side, radiator, power points

KITCHEN/DINER 18' 9" x 17' 0" (5.72m x 5.19m)

A really lovely, light and spacious room with good sized dining area or further lounge area, double glazed window to the side, radiator, gas boiler system, fireplace with surround, recesses with

cupboard space to both sides, power points, TV point. Kitchen comprises an extensive range of eye and base level modern units with ample worktop space over, eye level electric oven and grill, electric 4 ring hob with stainless steel extractor hood and fan over, stainless steel sink unit and drainer with mixer tap over, two double glazed windows to the rear, power points and complimentary tiling, walk through to

UTILITY ROOM 4' 3" x 14' 2" (1.31m x 4.33m)

Double glazed window to the side and double glazed door leading out to the rear garden, tiled floor, plumbing for washing machine and space for dryer, space for fridge freezer

2ND LIVING ROOM 19' 2" x 8' 6" (5.86m x 2.60m)

Lovely sized room that could also be another bedroom if required, two double glazed windows to the side, two radiators, double glazed doors leading out to the rear garden, power points

BATHROOM 6' 6" x 5' 5" (1.99m x 1.67m)

Double glazed window to the rear, wet room style shower with electric shower, close coupled WC, pedestal wash hand basin, heated towel rail

FIRST FLOOR LANDING

SHOWER ROOM 9' 3" x 4' 5" (2.83m x 1.35m)

Walk in shower cubicle with electric shower inset, pedestal wash hand basin, close coupled WC, Velux skylight, heated towel rail

BEDROOM TWO 14' 2" x 8' 3" (4.34m x 2.52m)

Velux skylight, built in wardrobe housing hanging space, power points

BEDROOM THREE 11' 10" x 12' 4" (3.62m x 3.78m)

Velux skylight, range of built in wardrobes housing hanging space and shelving, power points

BEDROOM FOUR 9' 7" x 15' 11" (2.93m x 4.87m)

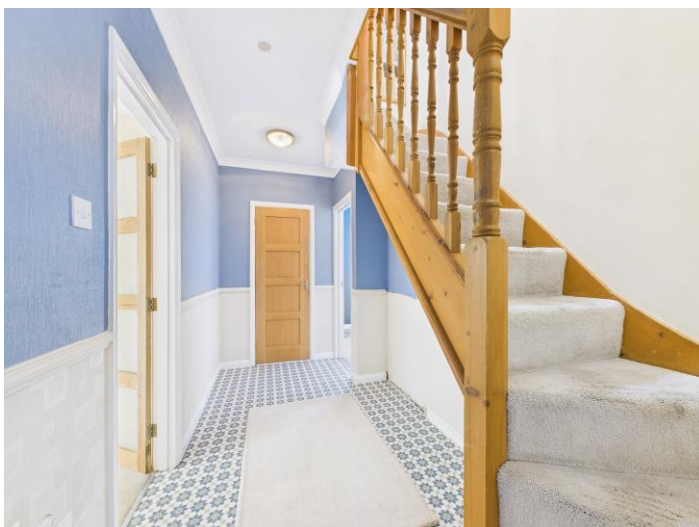
Dormer window to the front offering sea glimpses, storage under the eaves, power points

OUTSIDE

Large ample parking space to the front with parking off road for around 5 maybe 6 vehicles plus a garage 6.92m x 3.25m there is a further small front area of garden. To the rear is a lovely and well tended enclosed garden of an excellent size laid to lawn with decked seating area, door access to the garage and a workshop 2.58m x 2.62m. There is a further side garden area, patio and decked seating area and further gravelled space.

MATERIAL INFORMATION

Verified Material Information Council tax band: E 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 - Great, Three - Good, EE - Great Parking: Garage, Driveway, and Off 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: Level access shower 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.



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GROUND FLOOR

1ST FLOOR



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