

1 CARNGLAZE PLACE

St. Ives, TR26 1PX

Price: £285,000



**CROSS
ESTATES**

www.crossestates.co.uk

Tucked away just 20 steps from the beautiful St Ives Harbour is this superbly presented and deceptively spacious one-bedroom two storey upper floor cottage. Currently being used as a very successful holiday let through Aspects, this brilliantly located property must really be seen to be fully appreciated. Having been the subject to refurbishment over the last few years the accommodation comprises, entrance lobby, shower room, large living room, contemporary fitted kitchen and a large double bedroom on the upper floor. The property is full of character and charm and viewing is essential. Can be sold fully furnished with the exception of personal effects Use QR code for material information





Tucked away just 20 steps from the beautiful St Ives Harbour is this superbly presented and deceptively spacious one-bedroom two storey upper floor cottage. Currently being used as a very successful holiday let through Aspects, this brilliantly located property must really be seen to be fully appreciated. Having been the subject to refurbishment over the last few years the accommodation comprises, entrance lobby, shower room, large living room, contemporary fitted kitchen and a large double bedroom on the upper floor. The property is full of character and charm and viewing is essential. Can be sold fully furnished with the exception of personal effects Use QR code for material information

Up granite steps with cast handrail to the front door and into

ENTRANCE LOBBY 5' 7" x 4' 4" (1.71m x 1.31m)

Velux skylight, coat hanging space, wood flooring, stable part glazed door into living room and door into

SHOWER ROOM 7' 4" x 4' 4" (2.23m x 1.32m)

Walk in shower cubicle with Velux window over, mains connected shower with rainfall and detachable head, tiled. Stainless steel heated towel rail, close coupled WC, vanity style sink unit with storage under, painted granite wall

LIVING ROOM 17' 6" x 11' 5" (5.33m x 3.48m)

Super room, extremely light and airy with two sash windows to the side, one with window seat, beamed ceiling, stairs to first floor with storage cupboard under, fireplace recess with slate hearth and space for electric or gas fire inset, ample power points, TV point, 2 radiators, walk through into

KITCHEN/ DINER 9' 10" x 8' 7" (3m x 2.62m)

Contemporary and recently fitted well equipped kitchen offering and an extensive range of eye and base level units with ample Corian worktop surfaces over, stainless steel inset sink unit with routed drainer, 4 ring electric hob with electric oven under and stainless steel hood and extractor fan over, window to the side, integrated dishwasher, integrated fridge, plumbing and space for washing machine, stainless steel front power points, beamed ceiling

BEDROOM 13' 11" x 11' 11" (4.24m x 3.62m)

Great sized bedroom with sash window to the side, exposed white painted granite wall with fireplace recess, radiator, power points, storage cupboard over the stairs and access to loft space, power points

MATERIAL INFORMATION

Verified Material Information Council tax band: Not banded
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 - OK, EE - Good Parking: None Building safety issues: No Restrictions - Listed Building: Grade II Restrictions - Conservation Area: St Ives conservation area 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.



1 CARNGLAZE PLACE, St. Ives, TR26 1PX



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

