

11 TREWARTHA CLOSE

Carbis Bay, St. Ives, TR26 2TG



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Price: £245,000 Offers in region of

Super first time buy or downsize for someone. Spacious, light and bright two bedroom mid terraced home located in one of the more popular residential locations within Carbis Bay. Being sold with no chain the property offers double glazing and gas central heating. With enclosed rear courtyard garden and a designated parking space. Close to St Uny School. Viewing is highly recommended. For more material information use QR code in photos



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ENTRANCE PORCH 3' 0" x 4' 8" (0.91m x 1.43m)

Double glazed door into the entrance porch with double glazing to three sides, double glazed door into

LIVING ROOM 17' 11" x 13' 7" (5.45m x 4.13m)

Stairs rising to the first floor, full height UPVC double glazed window to the front, stone fireplace with electric fire inset, power points, TV point, radiator, door to

KITCHEN 10' 9" x 13' 9" (3.27m x 4.19m)

Excellent range of eye and base level units with ample worktop surfaces over, space and plumbing for a washing machine, stainless steel sink unit and drainer with mixer taps over, UPVC double glazed window to the rear and UPVC double glazed door

to the rear, four ring gas hob with electric oven under and extractor hood and fan over, Vaillant gas boiler, radiator, power points, space for fridge / freezer and space for small table and chairs.

FIRST FLOOR LANDING

Access to loft space, doors to

BEDROOM 13' 9" x 8' 10" (4.20m x 2.70m)

UPVC double glazed window to the rear, power points, radiator, built in wardrobes housing hanging space and shelving

BEDROOM 11' 8" x 10' 4" (3.55m x 3.15m)

UPVC double glazed windows to the front, built in wardrobes housing hanging space and shelving, radiator, power points

BATHROOM 5' 9" x 7' 2" (1.76m x 2.19m)

Walk in shower cubicle with mains connected shower inset, pedestal wash hand basin, close coupled WC, part tiled walls, extractor fan, radiator

OUTSIDE

Small fore garden to the front and to the rear an enclosed courtyard garden laid to patio with timber shed and

MATERIAL INFORMATION

Verified Material Information Council tax band: B Tenure: Freehold Property type: House Property construction: Standard undefined construction Energy Performance rating: Survey Instructed Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: Allocated 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 Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes 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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