

FLAT 2, 3 DRAYCOTT TERRACE

St. Ives, TR26 2EF

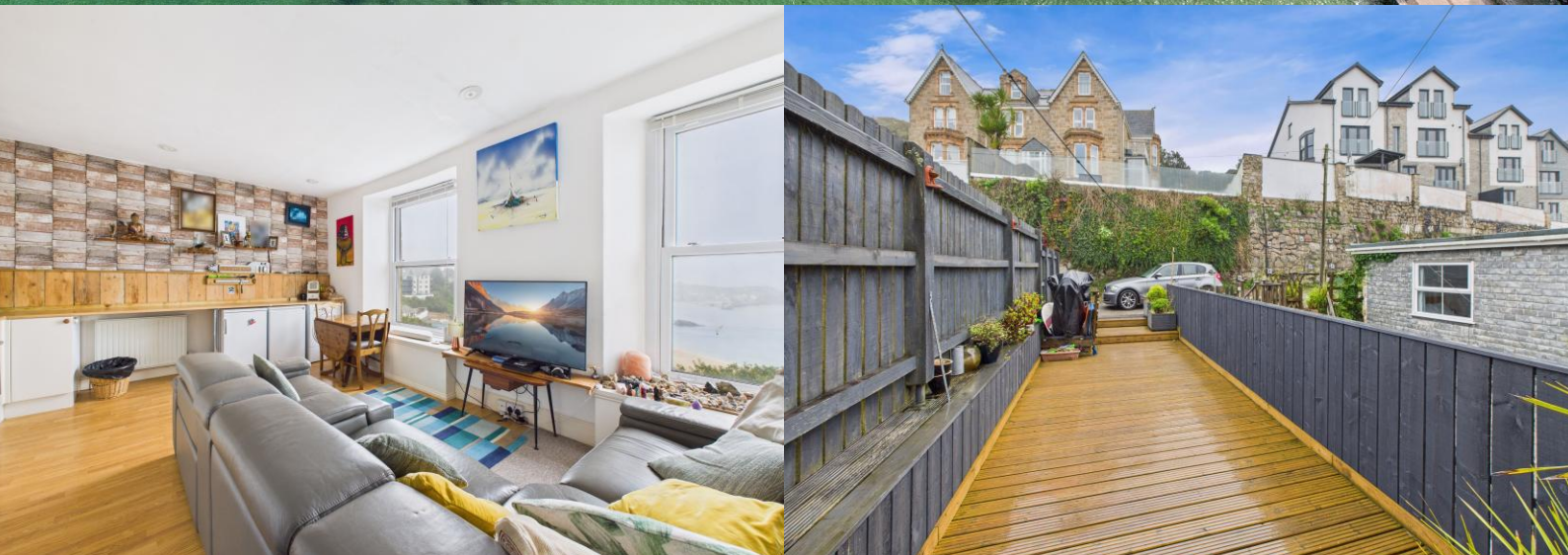
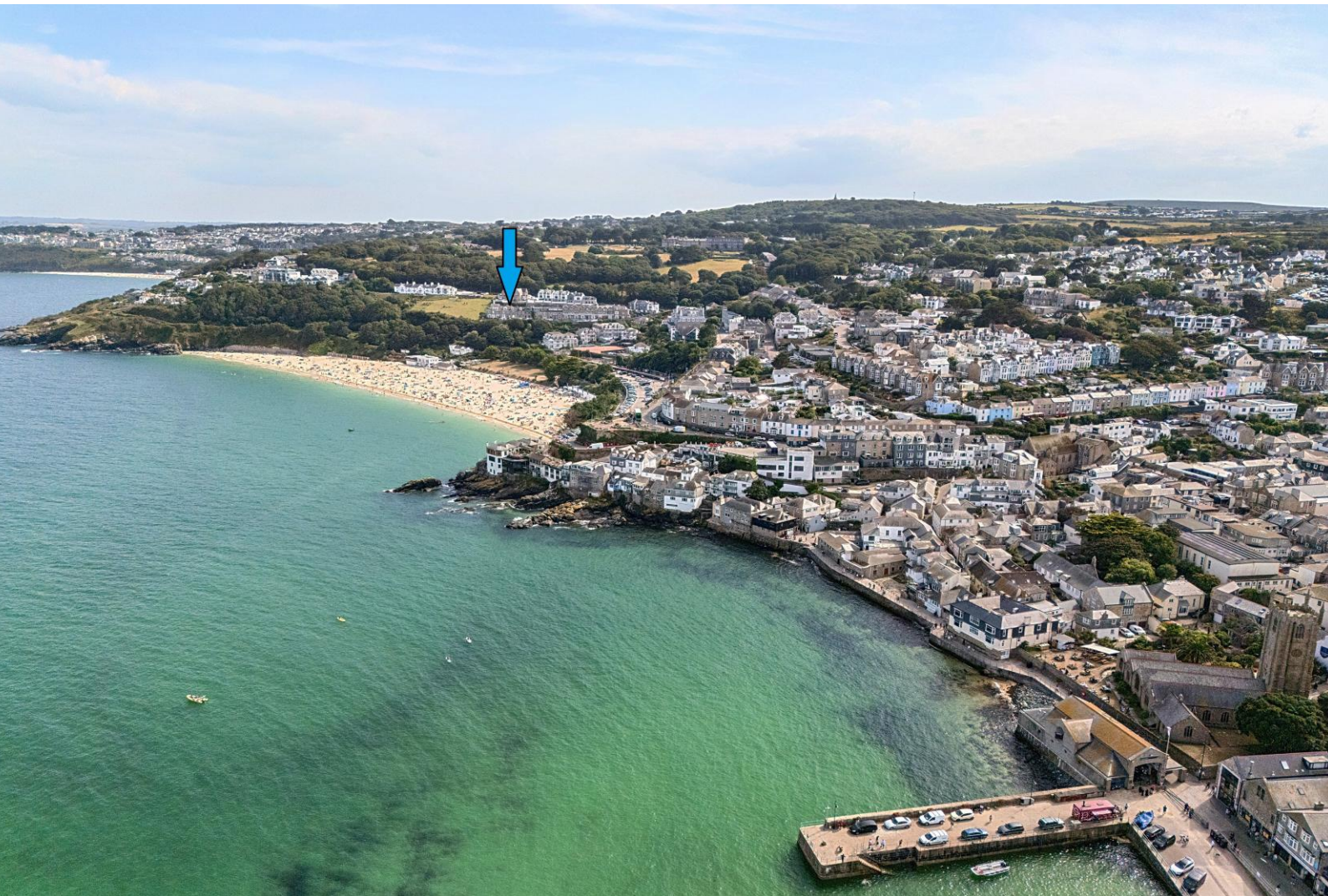
Price: £395,000



**CROSS
ESTATES**

www.crossestates.co.uk

An exceptionally spacious two / three bedroom or one / two reception room maisonette with an off road parking space and a good sized outside decked area, located along one of St Ives most well thought of terraces. Offering superb views over Porthminster Beach up along the coastline and over to the harbour. This super maisonette has been a long term let for many years but would also make a great place to live or equally a very successful holiday let. Viewing is highly recommended





FLAT 2, 3 DRAYCOTT TERRACE, St. Ives, TR26 2EF

An exceptionally spacious two / three bedroom or one / two reception room maisonette with an off road parking space and a good sized outside decked area, located along one of St Ives most well thought of terraces. Offering superb views over Porthminster Beach up along the coastline and over to the harbour. This super maisonette has been a long term let for many years but would also make a great place to live or equally a very successful holiday let. Viewing is highly recommended

Communal entrance leading to the apartment's front door with staircase up to the main landing

MAIN LANDING

Radiator, steps up to first main landing and leading into

KITCHEN / LIVING ROOM

Two UPVC double glazed windows to the front offering superb sea and coastal views overlooking Porthminster Beach and towards the harbour while taking in St Ives Bay. The kitchen comprises a range of eye and base level units with ample worktop surface over, 4 ring electric hob with electric oven under, space for under counter fridge and freezer and plumbing

for washing machine, 2 radiators, stairs to 2nd floor with cupboard under

BEDROOM

Double glazed window to the rear, radiator, power points

From landing up steps with door into inner lobby and doors to

BATHROOM

Opaque double glazed window to the side, panelled bath with mains connected shower over offering rainfall head and detachable, close coupled WC, pedestal wash hand basin, radiator

BEDROOM

Another good sized double with built in wardrobes housing hanging space and shelving, door to the rear and further double glazed window to the side / rear, radiator, power points

2ND FLOOR

LIVING ROOM / BEDROOM

An extremely large and impressive room that could be utilised as a further bedroom en-suite or as is now, a 2nd reception room. Door leading out to the rear large decked area and double glazed window to the rear. Double glazed window to the front offering superb sea and coastal views with further Velux window to the front offering those super views. The lounge area offers ample power points with log burner and built in storage cupboard with lagged hot water tank. part pitched ceiling, doors to

BATHROOM

Velux style window to the front, close coupled WC, panelled bath, pedestal wash hand basin, part tiled walls, electric wall heater

OFFICE

Double glazed window to the rear, power points, built in storage cupboard.

OUTSIDE

To the rear of the property is a great sized decked area, with certainly plenty of room for seating. There is access from this large decked area to the off road parking space

PARKING

The off road parking space is to the rear of the terrace on a separate title - Title No. CL152276. This title and parking will be sold with the property

TENURE

The property is being sold as a leasehold with 958 years remaining however this property and owners including new owners with own the freehold of the building. No ground rent and maintenance fees are paid when needed

MATERIAL INFORMATION

Verified Material Information Council Tax band: A Tenure: Leasehold Lease length: 958 years remaining (999 years from 1984) Property type: Maisonette Property construction: Standard 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: Night storage and Wood burner Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - Good Parking: Allocated and Rear 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,



FLAT 2, 3 DRAYCOTT TERRACE, St. Ives, TR26 2EF



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.

