

5 TRELAWNEY ROAD

St. Ives, TR26 1AN

Price: £315,000



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A very surprising property that really must be viewed to be fully appreciated. Located just a short walk down into the centre of St Ives and within one of the more popular residential areas of the town, this super two bedroom end of terrace home offers off road parking, lovely garden with balcony and super sea and coastal views. Internally the spacious accommodation is enhanced by a large conservatory that opens out to the balcony, it is also very well presented. Being sold with no further chain





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UPVC double glazed part glazed door into

KITCHEN

Good size kitchen with an extensive range of eye and base level units and ample worktop surfaces over. Stainless steel sink unit and drainer with taps over, 4 ring electric hob with electric oven under with stainless steel hood and fan over, plumbing for dishwasher and plumbing for washing machine, with space also for under counter fridge, radiator, power points, UPVC double glazed window to the front and small UPVC double glazed window to the side, door to

LIVING ROOM

Beautifully presented and light room with ample power points, TV point, recess with cupboard under the stairs with a further storage cupboard to one corner, radiator, door to inner hallway with stairs to first floor, opening to

CONSERVATORY

Offering fine sea and coastal views with glazed roof and glazing to two sides with sliding doors and glazing opening out onto the large balcony, radiator, power points, window into inner hallway

FIRST FLOOR LANDING

Access to loft space, double glazed window, doors to

BATHROOM

UPVC double glazed patterned window to the rear, pedestal wash hand basin, close coupled WC, panelled bath with shower attachment over and shower screen, stainless steel heated towel rail, tiled walls,

BEDROOM

UPVC double glazed window to the front, power points, radiator

BEDROOM

Good sized double with UPVC double glazed window to the rear offering the same super sea and coastal views, radiator, power points, space for wall mounted TV

OUTSIDE

The outside and garden of this property are particularly unique. With an good off road parking space and steps down through the front garden to the front door. There is a large side access that is shared with the neighbouring property, ideal for storage etc with access to the rear gardens. Accessed via some steps and directly from the conservatory is a large decked balcony with glazed inserts offering super sea and coastal views. The rear garden is a good sized, mainly laid to lawn with a further decked seating area down in the corner and a gate with access out onto Bullans Hill

MATERIAL INFORMATION

Verified Material Information Council Tax band: A Tenure: Freehold Property type: House Property construction: Standard construction Energy Performance rating: D 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 - Great Parking: Driveway 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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