

2 BAYWATCH, HEADLAND ROAD

Carbis Bay, St. Ives, TR26 2NS

Price: £395,000 Freehold



Baywatch is a spacious 2 bedroom first floor apartment that has a distinct feel of a bungalow with conservatory and multiple doors opening onto the south facing rear garden, located along Headland Road in Carbis Bay, a short walk down to Carbis Bay Beach and train Station along with access to the coastal footpath down to Porthkidney Sands. This super apartment offers a choice of terraces accessed from the lovely rear garden, balcony to the front and a garage with a parking space on street level, underfloor heating, viewing is highly recommended to fully appreciate the potential of this property . EPC - D





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Double glazed door to

ENTRANCE HALLWAY

Laminate wood flooring, Velux window, power points, wall light

SHOWER ROOM

Close coupled WC, wash hand basin with storage under, walk in shower cubicle with electric shower inset, tiled flooring, extractor fan

FURTHER HALLWAY

Wood flooring, power points, doors to

BEDROOM ONE 8' 6" x 11' 10" (2.6m x 3.6m)

Double glazed window to the front looking onto the front balcony with some views, power points, TV point

BEDROOM TWO 10' 2" x 12' 2" (3.1m x 3.7m)

Double glazed window to the front and door opening out to the front balcony, power points, TV point, further window to the side, door to

EN-SUITE

Tiled flooring, P-shape bath with electric shower over, close coupled WC, wash hand basin

STORE ROOM

With shelving, power points

LOUNGE/DINER 11' 6" x 22' 4" (3.5m x 6.8m)

Wood flooring, 2 double glazed windows to the rear and side, power points, TV point, radiator, fireplace, doors to

CONSERVATORY 8' 6" x 12' 6" (2.6m x 3.8m)

Glazing to 3 sides with doors and windows opening to the lovely rear gardens

KITCHEN 7' 3" x 14' 5" (2.2m x 4.4m)

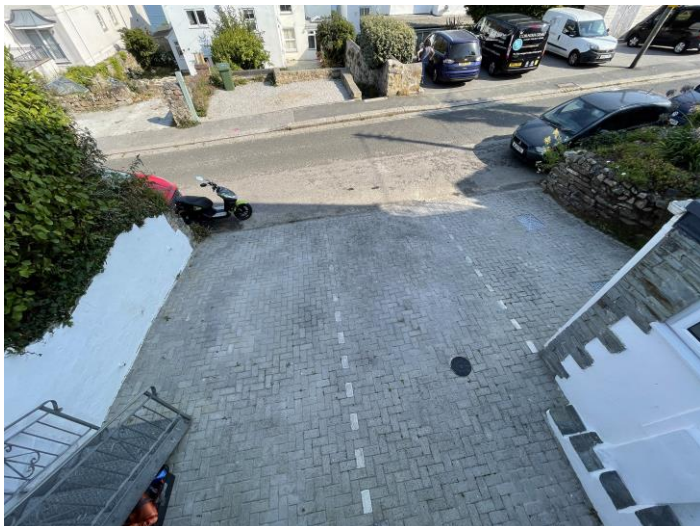
Good sized kitchen with a range of eye and base level units with worktop surfaces over, space for electric cooker, plumbing for dishwasher, cast sink unit and drainer, integrated washing machine / dryer and integrated fridge/freezer, power points, door opening out to the rear garden

OUTSIDE

To the side of the apartment there is a large outside patio seating area accessed from the ground floor by steel steps, this access is also shared by apartment 1. This patio with pergola over leads to the rear gardens, that are a real delight and a surprise. Laid to lawn with patio area, water feature and raised flower beds and border with mature shrubs and plants. There is also a timber shed. To the front there is off road parking for one vehicle. The apartment also owns a large storage / workshop that was once a garage. this measure approx 4.3m x 3.7m with a smaller workshop to the rear measuring 2.7 x 3.2

TENURE

This apartment is freehold and the new owner becomes the freeholder of the entire building. Currently each apartment pays a share of costs for building insurance and maintenance. It would be an idea that once bought a 3 way management company / lease could be set up



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GROUND FLOOR



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