



Porthmeor Court  
Porthmeor Road  
St. Ives  
TR26 1NP

£650,000

- Stones Throw From Porthmeor Beach
- 3 Double Bedrooms
- 2 Bathrooms
- Kitchen Dining Room
- Living Room
- 2 Separate w/c
- Parking
- Ideal Holiday Let
- Can Be Purchased With All F&F



 **Millerson**  
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Tenure - Share of  
Freehold

Council Tax Band - D

Floor Area - 968.00 sq ft



### Entrance

Stable type front door with obscure glass and obscure picture window to side opening into:

### Reception Hall

Tiled flooring. Radiator. Carpeted stairs rising to the first floor landing. Doors opening into:

### Kitchen Dining Room

15'03 x 13'10 (4.65m x 4.22m)  
Tiled flooring. Base level units and drawers incorporating a dishwasher and recess for a washing machine and further recess for a free standing fridge freezer. Worksurfaces incorporating a 1 1/4 stainless steel sink drainer with a Swan neck mixer tap above. Integrated 4 ring hob with oven grill below and extractor fan above. Eye level units incorporating a combi microwave. Tiled splashbacks and surrounds. Sash glazed window to the front aspect.

### Shower Room

8'01 x 7'01 (2.46m x 2.16m)  
Tiled flooring. Ladder towel rail. Pedestal hand wash basin. Double size shower tray with glazed surrounds and an electric shower above. Extractor fan. Dual flush low level W.c. Large storage cupboard. Raised obscure glazed window to side.

Returning to the reception hall, there are carpeted stairs with an understairs storage cupboard rising to

### Landing

Carpet. Storage cupboards. Carpeted stairs rising to the second floor. Doors opening into:

### Separate w/c

5'11 x 2'09 (1.80m x 0.84m)  
Vinyl flooring. Low level w/c. Hand wash basin with tiled splashbacks. Sash window to side aspect.

### Bedroom

13'09 x 8'01 (4.19m x 2.46m)  
Carpet. Radiator. Sash window to the rear aspect with a picture window to the side.

### Living Room

13'10 x 8'06 (4.22m x 2.59m)  
Carpet. Radiator. 2 x sash windows to the front aspect with a picture window to the side

Returning to the landing, there are carpeted stairs rising to the second floor floor landing with picture window to the side aspect.

### Landing

Carpet. Picture window to the side aspect. Loft access. Cupboard housing the gas boiler. Doors into:

### Separate w/c

6'00 x 2'10 (1.83m x 0.86m)  
Vinyl flooring. Low level w/c. Hand wash basin with tiled splashbacks. Sash window.

### Bedroom

13'10 x 8'01 (4.22m x 2.46m)  
Carpet. Radiator. Sash window to the rear aspect with a picture window to the side.

### Bedroom

13'10 x 8'05 (4.22m x 2.57m)  
Carpet. Radiator. 2 x sash windows to the front aspect with a picture window to side.

### Bathroom

Vinyl flooring. Panel bath with shower above of the mains and a glazed screen to side. Pedestal hand wash basin. Obscure sash window

### Outside

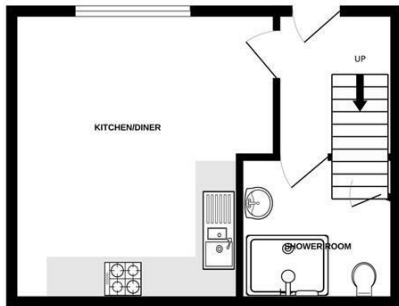
To the front of the property is a communal courtyard which extends to the side of the property where there are steps leading up to the rear where the allocated space is located for one car.



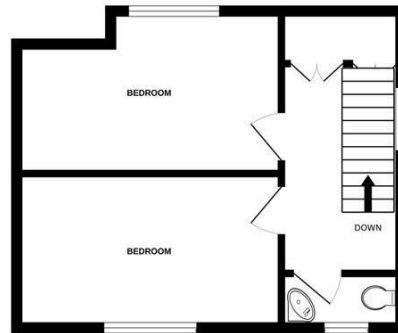
## Directions To Property

Head down into St Ives. Upon reaching the Sloop turn left and proceed up Fish Street. At The T Junction at the top turn right and then left onto Island Road. Before entrance to car park turn left into Porthmeor Road. Follow the road down and Porthmeor Court will be found on your left just past the slipway for Porthmeor Beach

GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



2ND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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