



Talland Road
St. Ives
TR26 2DF

Asking Price £289,950

- Ground Floor Bedroom Apartment
- Open Plan Living
- 2 Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Patio
- Allocated Parking
- Successful Holiday Let
- Epc - C75



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Tenure - Leasehold

Council Tax Band - B

Floor Area - 559.72 sq ft



Location & Property

St Ives has become one of the UK's foremost holiday destinations. With three award winning Blue Flag beaches and a maze of cobbled streets that offer a wide variety of quality restaurants, café bars and mix of independent shops. The streets all lead down onto the picturesque harbourside where you are able to watch the local fishing fleet return with their daily haul or if your lucky you might see the dolphins and seals. Located above the renowned surfing beach is The Tate St Ives.

The apartment is situated within walking distance away from the town centre and beaches and benefits from allocated parking for one car. Presented to a high standard the apartment offers open plan living with two separate bedrooms and a family bathroom. Outside is a blocked paved patio area ideal for alfresco dining. Currently run as a successful holiday let with bookings in place going into 2024.

Entrance

Double glazed front door opening into:

Open Plan Lounge Kitchen Dining Room

18'05 x 14'02 (5.61m x 4.32m)

Kitchen Area - Tiled flooring. Range of base level units and drawers incorporating a fridge, washing machine and dishwasher with high polished granite worksurfaces above incorporating a stainless steel sink bowl with mixer tap above and a carved drainer area to the side. Integrated 4 ring gas hob with oven grill below and stainless steel extractor fan above with a glass splashbacks. High polished upstands. Double glazed window to the rear aspect with window shutters. Eye level units. Lounge Dining Area - Laminate flooring. Double patio doors opening onto the side patio with window shutters. Radiator. Integrated ceiling spotlights throughout and a hard wired smoke alarm. Doors opening into:

Bedroom

9'08 x 9'05 (2.95m x 2.87m)

Carpet. Radiator. Double glazed window to the rear aspect with window shutters. Fitted bedroom furniture including bedside table with drawers and cupboards above and above bed box

cupboards. Integrated ceiling spotlights. Hard wired smoke alarm.

Bathroom

Tiled flooring. Vanity hand wash basin with tiled splashback and vanity mirror above and cupboard below. Twin gripped panel bath with mixer tap above and shower above of the mains with glazed shower screen to side and tiled splashbacks. Dual flush low level W/c. Integrated ceiling spotlights and extractor fan. Stainless steel heated towel rail.

Bedroom

9'08 x 5'10 (2.95m x 1.78m)

Carpet. Radiator. Obscure double glazed window to the side aspect with window shutters. Integrated ceiling spotlights and hardwired smoke alarm

Outside

The property owns the brick paved walkway along with the patio area to the side which creates the ideal Alfresco dining area or area to sit back and enjoy a glass of wine. From the patio area are steps leading up to the allocated parking space.

Council Tax

Band B

Agents Note

Viewings are only able to take place on a changeover day or if the property is vacant. Please book your appointment before travelling to the area to ensure that the property will be available.





Directions To Property

From Our St Ives office, head up the steps to the side onto park avenue. At The T Junction turn right following the road around to the left where the apartments will be found on the right. proceed through the gate to the rear of the building where the front door will be found.

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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

