



Penbeagle Crescent  
St. Ives  
TR26 2JF

Asking Price £295,000

- STUNNING HOME
- 2 BEDROOMS
- LARGE KITCHEN DINING ROOM
- LIVING ROOM
- FRONT AND REAR GARDENS
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- VIEWING ADVISED
- COUNCIL TAX BAND A
- EPC - D65



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 785.00 sq ft



### ENTRANCE

Front door opening into:

### RECEPTION HALL

Vinyl waterproof laminate flooring. Vertical radiator. Understairs storage. Turning stairs rising to the first floor landing. Door opening into:

### KITCHEN DINING ROOM

28'5" x 9'9" (8.66 x 2.97)

Vinyl waterproof laminate flooring. Radiator. Ceiling spotlights. Vertical radiator. Storage cupboard. Sound system wired throughout the room. Breakfast bar with units below incorporating a wine cooling fridge. Base level units ab drawers incorporating a washer dryer and dishwasher. LED lights set into the kickboards. Worksurfaces above with an integrated composite sink drainer with a Swan neck mixer tap above. Integrated hob with extractor fan above. Eye level oven grill with microwave above. Eye level units. Recess housing a Samsung American style fridge freezer. Patio doors opening onto the rear patio garden.

### LIVING ROOM

16'7" x 10'9" (5.05 x 3.28)

Carpet. Vertical radiator. Wall mounted electric fire with mood changing lights and a media wall above for a TV. Storage cupboards to either side with feature walls above. Double glazed window to the front aspect and patio doors to the rear opening onto the enclosed rear paved garden.

Returning to the reception hall, are turning stairs rising to the first floor landing with double glazed windows to the front aspect.

### LANDING

Storage cupboard. Doors opening into:

### BEDROOM

11'0" x 9'10" (3.35 x 3)

Carpet. Radiator. Double glazed window to the rear aspect. Integrated ceiling spot lights. Large built in wardrobe offering hanging space

### BEDROOM

11'2" x 10'11" (3.4 x 3.33)

Carpet. Radiator. Double glazed window to the rear aspect. Fitted box shelving. Integrated ceiling spotlights.

### BATHROOM

Slate effect vinyl flooring. Low level W/c with concealed cistern. Wall hung vanity hand wash basin with unit below. 'L' shaped panel bath with rainfall shower head above of the mains and a separate shower hand attachment Recess shelving. Extractor fan. Integrated ceiling spotlights. Heated ladder towel rail. Obscure double glazed window to the front aspect.

### OUTSIDE

To the front of the property is a long lawn garden with central path leading to the front door. The current vendor has submitted a planning application for a parking area to go in the front garden. The decision is awaited. The rear garden is accessed from the living room or kitchen dining room. Paved for ease of maintenance. There are steps leading down to a rear gated access and also access into the block built storage shed.

### COUNCIL TAX

Band A





## Directions To Property

From St Ives town centre head up the Stennack passing the Co op. Continue straight over the mini roundabouts passing The Leach pottery. Turn left and then left again and the property will be found on the left noted by the agents For Sale board



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Valuation Request



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