

Towednack Road  
St. Ives  
TR26 3AL

Asking Price £340,000

- Brand New Residential Park Home
- Gated Community
- 2 Bedrooms
- 2 Bathrooms(master ensuite)
- Living Room
- Kitchen Dining Room
- Lawn Garden
- Sun terrace
- Driveway Parking
- Over 45's Only



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 800.00 sq ft



### The Local Area

St Ives has fast become one of the UK's and Europe premier holiday destinations famed not only for its beautiful beaches and coastlines but also for its maze of cobbled streets packed with a variety of quality restaurants and café bars. St Ives also enjoys a thriving and active community which includes many art and theatre groups and many sporting teams. The town really offers something for everyone. The town is highly regarded for its artist community with many artist living and working in the town and its art is steeped in history notable with the likes of Whistler, Turner Hepworth and Wallis either having worked or lived in the town. The town offers three award winning blue flag beaches. There are local Supermarkets and independent shops to buy your daily needs from or in Carbis bay is Tesco. St Ives is simply the jewel in the Cornish crown and is a stunning place to live.

### The Site

This brand new site is located only a short distance away from St Ives town and its three award winning beaches and picturesque harbourside. This gated entrance community is the first of its kind in St Ives. There are 9 homes available that consist of 5 different style and layouts. All offer driveway parking and gardens along with views over the neighbouring countryside towards Rosewall Hill. The A30 is very accessible from the location via The Old Coach Road. The site is exclusive to over 45's only and is pet friendly. There are furnishings packages available.

### Entrance

Double glazed front door opening into:

### Kitchen Dining Room

18'10 x 13'02 (5.74m x 4.01m)

Laminate flooring Double aspect double glazed windows to either side. Storage cupboards and low level cupboard with a seat above. Radiator. Base level units and drawers incorporating a dishwasher. Rolled edge work surfaces above incorporating a stainless steel sink drainer. 4 ring gas hob with oven grill below and extractor fan above. Eye level units. Central Island creating a breakfast bar area with units below and a wine bottle rack . Cupboard housing the gas boiler. Double glazed door opening onto the side aspect. Door into:

### Living Room

18'02 x 10'00 (5.54m x 3.05m )

Carpet. Radiator. Double glazed windows to the front and side aspect and patio doors opening onto the sun terrace. Electric fire with recessed shelving to either side.

Returning to the kitchen dining room. Opening leading into the inner hall with a radiator and doors into:

### Bedroom

9'01 x 9'00 (2.77m x 2.74m)

Carpet. Radiator. Double glazed window to the side aspect. Fitted wardrobes offering hanging space and shelving and a fitted dressing table.

### Master Bedroom

9'02 x 8'09 (2.79m x 2.67m)

Carpet. Radiator. Double aspect double glazed windows to the side and rear aspect. Dressing area with fitted wardrobes and drawers. Door opening into:

### Ensuite

6'00 5'04 (1.83m 1.63m)

Vinyl flooring. Dual flush low level W/c. Vanity basin set into a unit with vanity drawers below and tiled splashbacks. Corner shower cubicle with glazed doors and shower above of the mains. Extractor fan. Ladder towel rail.

### Bathroom

Vinyl flooring. Dual flush low level W/c. Vanity basin set into a unit with vanity drawers below and a tiled splashback. Panel bath with shower above of the main and a glazed screen to side. Tiled splashbacks and surrounds. Obscure double glazed window to the side aspect.

### Outside

To the side of the property is driveway parking with a lawn garden beyond that sweeps around to the rear. The sun terrace to the front is access from the living room.



### Site Fees(at time of listing)

£195 per month. Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the CPI.

### Tenure

Virtual Freehold. Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity. These properties are not mortgageable.





## Directions To Property

From the centre of St Ives. Proceed out of the town up The Stennack. Continue past the fire station turning right onto the Halsetown Road. Take the first right and the site will be found on your right.

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### Valuation Request

