

Towednack Road
St. Ives
TR26 3AL

Asking Price £360,000

- Brand New Home
- Gated Community
- 2 bedrooms
- 2 Bathrooms(master Ensuite)
- Open Plan Living
- Large Sun Terrace
- Parking
- Garden
- 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

Twin paned obscure double glazed front door opening into:

Open Plan Lounge Kitchen Dining Room

22'10 x 18'10 (6.96m x 5.74m)

Carpet. 2 x radiators. Cloaks cupboard. Double aspect double glazed windows to either side and double glazed French doors opening onto the large sun terrace. Within the kitchen area is vinyl flooring. and base level units and drawers incorporating a dishwasher and fridge freezer. With worksurfaces above housing a stainless steel sink drainer with mixer tap above and a 5 ring gas hob with extractor fan above. and tiled splashbacks and surrounds. Eye level oven grill. Eye level units above the sink.

Central Island with drawers and cupboards below which also creates a breakfast bar area. From the open plan living space are doors opening into:

Utility

9'01 x 4'10 (2.77m x 1.47m)

Vinyl flooring. Radiator. Base level units incorporating a washing machine with rolled edge worksurfaces above with an integrated stainless steel sink drainer with tiled splashbacks. Eye level units. Pantry style unit housing the gas boiler. Double glazed window to the side aspect.

Master bedroom

12'04 x 8'08 (3.76m x 2.64m)

Carpet. Radiator. Double lazed window to the side aspect. Fitted wardrobes offering hanging space and shelving. Cupboards above the bed. Door into:

Ensuite

9'02 x 4'07 (2.79m x 1.40m)

Vinyl flooring. Double size shower tray with shower above of the mains and sliding glazed doors. vanity basin set into a unit with cupboard below. Dual flush low level W/c. Ladder towel rail. Obscure double glazed window to the rear aspect. Tiled splashbacks and surrounds. Extractor fan.

Bedroom

12'03 x 9'02 (3.73m x 2.79m)

Carpet. Radiator. 2 x double glazed windows to the side aspect. Fitted wardrobe and cupboards above the bed and a chest of drawers.

Bathroom

6'06 x 6'03 (1.98m x 1.91m)

Vinyl flooring. Vanity basin set into a unit with vanity cupboard below and a mixer tap above. Twin gripped panel bath with shower above. Dual flush low level W/c. Vanity shelving. Obscure double glazed window to the side aspect. Extractor fan. Ladder towel rail.



Outside

To the front of the property is a large sun terrace which is accessed from the French doors in the living space. To the side is driveway parking for up to 3 cars and a lawn garden beyond that sweeps around to the rear.

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, for the entirety of the time the home is sited. 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

