



Towednack Road
St. Ives
TR26 3AL

Asking Price £369,000

- Brand New Home
- Gated Community
- Open Plan Living
- 2 Double bedrooms
- 2 Bathrooms(Master Ensuite)
- Large Sun terrace
- Garden to Side and Rear
- Driveway Parking
- Over 45's Only
- Viewing Advised



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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 double glazed front door opening into:

Reception Hall

Carpet. Radiator. Doors opening into

Open Plan Lounge Kitchen Dining Room

21'04 x 18'11 (6.50m x 5.77m)

Within the kitchen area is laminate flooring with base level units and drawers incorporating a dishwasher. Rolled edge worksurfaces above with an integrated 1 1/4 stainless steel sink drainer with a swan neck mixer tap above. Integrated 4 ring hob with a glazed splashback and extractor fan above. Eye level units.

Eye level combination microwave with oven grill below. Pantry style cupboard and an integrated fridge freezer. Double aspect double glazed windows to either side and sliding patio doors opening onto the sun terrace. Within the lounge dining area is carpet. Feature fireplace. 2 x radiators. Breakfast bar area. Feature exposed beams and pillar.

Utility

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

Laminate flooring. Radiator. Base level units incorporating a washing machine. pantry style cupboard housing the gas boiler. Rolled edge worksurfaces with a stainless steel sink drainer. Double glazed window to the side aspect. Extractor.

Master bedroom

11'01 x 9'02 (3.38m x 2.79m)

Carpet. Radiator. Three double glazed windows to the side aspect. Fitted wardrobes offering hanging space and shelving. Central sliding door into:

Ensuite

8'03 6'08 (2.51m 2.03m)

Vinyl flooring. Dual flush low level W/c. Vanity basin set into a unit with vanity drawers below. Double size shower tray with a rainfall shower head above and a separate shower hand attachment. Ladder towel rail. Obscure double glazed window to the side aspect. Extractor fan.

Bedroom

11'00 x 9'00 (3.35m x 2.74m)

Carpet. Radiator. Double glazed window to the rear aspect. Fitted wardrobe offering hanging space and shelving.

Bathroom

Vinyl flooring. Dual flush low level W/c. Twin gripped panel bath with shower above of the mains. Vanity basin set into a unit with vanity drawers below. Obscure double glazed window to the side aspect. Extractor

Outside

To the side of the property is driveway parking for 2 to 3 cars and



beyond is the lawn garden that sweeps around to the rear. Leading of the living space is a large sun terrace

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.

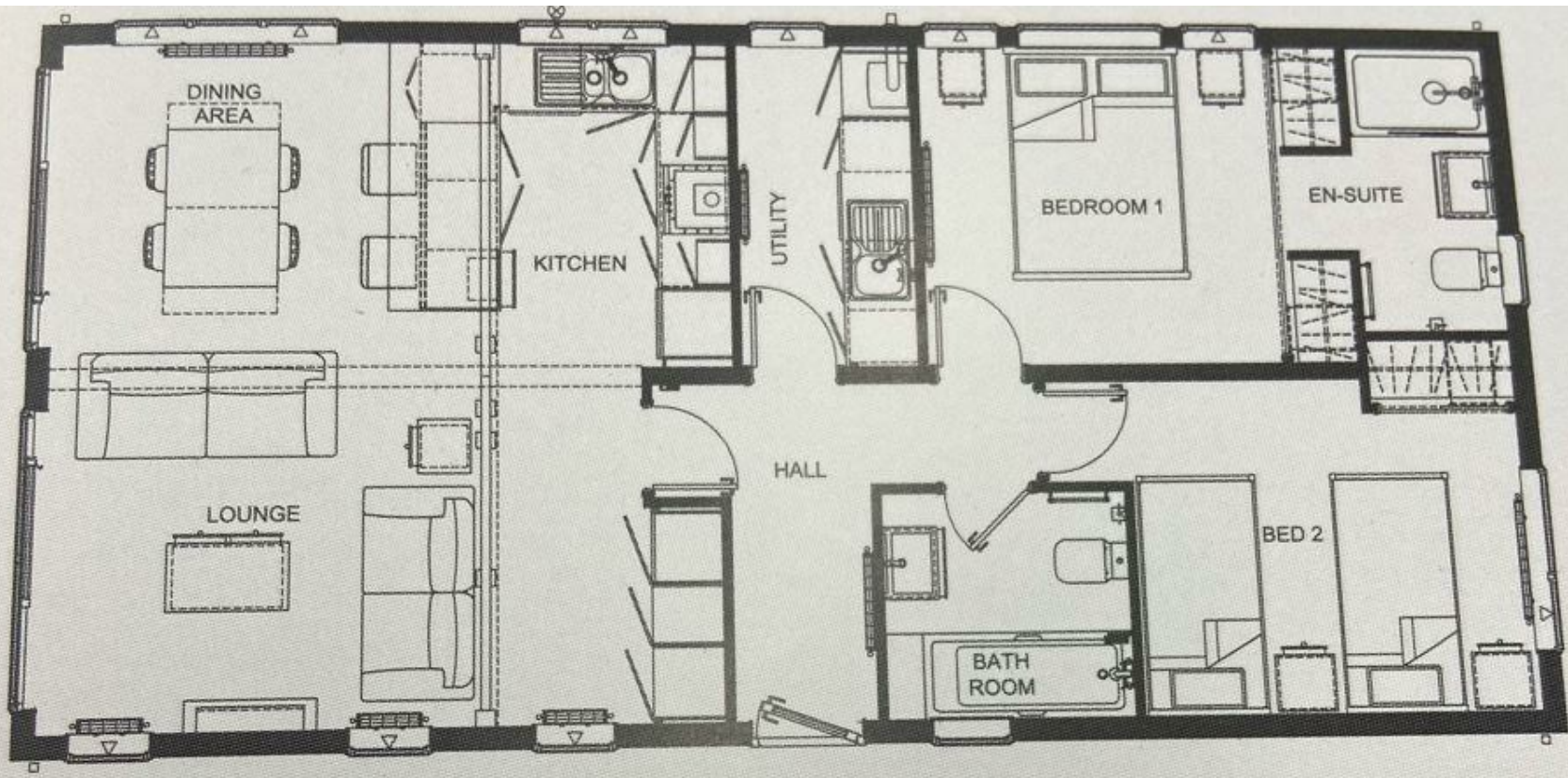
Tenure

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

