



Towednack Road
St. Ives
TR26 3AL

Asking Price £375,000

- Brand New Residential Park Home
- Set Within a Gated Community of 9 Homes
- Large Open Plan Living
- 2 Double Bedrooms
- Master Ensuite
- Family Shower Room
- Garden
- Driveway Parking
- LPG Gas Central Heating & Double Galzing
- Over 45 Age Restriction



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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

Composite double glazed front door opening into:

Reception Hall

7'02 x 6'01 (2.18m x 1.85m)
Tiled flooring. Radiator. Base level units housing the washing machine. Pantry style cupboard housing the gas boiler. Walk in shower ideal for washing the dog in after long walk with tiled surrounds. Door opening into:

Open Plan Lounge Kitchen Dining Room

25'01 x 18'11 (7.65m x 5.77m)
Laminate flooring throughout. Vertical radiator. Bi fold doors

opening onto the large sun terrace. Within the kitchen area is base level units and drawers incorporating a dishwasher. Integrated fridge freezer. Eye level combination microwave with oven grill below. Rolled edge worksurfaces. with an integrated gas hob with extractor fan over. Sink drainer with mixer tap above. Double glazed window to the side aspect. Wine fridge. Large storage cupboard. From the living space is access into

Snug

9'02 x 7'02 (2.79m x 2.18m)

Laminate flooring. Radiator. Double glazed window to the side aspect and Bi fold doors opening onto the large sun terrace. Velux window.

Leading from the living space is access into an internal hallway giving access into:

Bedroom

10'05 x 9'02 (3.18m x 2.79m)

Carpet. Radiator. Double glazed window to the side aspect.

Shower Room

6'03 5'11 (1.91m 1.80m)

Vinyl flooring. Vanity basin set into a unit with vanity cupboard below with a swan neck mixer tap above. Double size shower tray with a rainfall shower head above and a separate shower hand attachment. Dual flush level W/c. Ladder towel rail. Tiled splashbacks and surrounds. Extractor fan. Recessed shelving.

Master Bedroom

13'00 x 10'08 (3.96m x 3.25m)

Carpet. Double glazed windows to the side and rear aspect. Radiator. Door opening into:

En Suite

7'10 x 5'07 (2.39m x 1.70m)

Vinyl flooring. Vanity basin set into a unit with vanity cupboard below. Corner shower with glazed sliding doors and rainfall shower head above with a separate shower hand attachment. Dual flush low level W/c. Twin gripped panel bath. Tiled splashbacks and surrounds. Obscure double glazed window to the side aspect. Extractor fan.



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 off the living space is a large sun terrace which is enclosed by stainless steel supports with glass inserts ensuring that you are able to take in the lovely countryside view.

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.

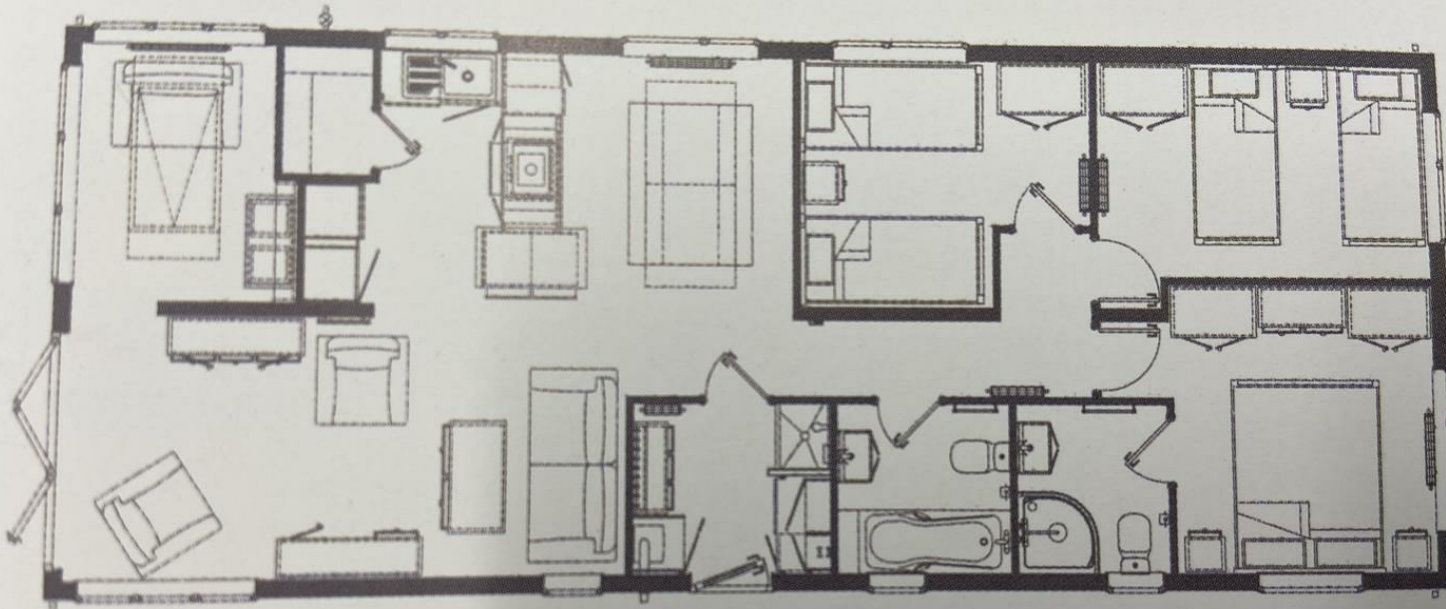
Tenure

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.



Example Floor Plan (50' x 20')

The Allure is available in a range of standard floor plans which can be adapted to suit your individual needs.



The minimum size for this model is 45' x 20' and the maximum size is 65' x 22'.

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

