



Back Road East

St. Ives

TR26 1NW

Asking Price £450,000

- TOWN CENTRE COTTAGE
- PARKING
- 2 BEDROOMS
- KITCHEN DINING ROOM
- LOUNGE
- GAS CENTRAL HEATING
- CLOSE TO HARBOUR AND BEACHES
- IDEAL SECOND HOME/HOLIDAY LET
- VIEWING ADVISED
- EPC - D56



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Tenure - Freehold

Council Tax Band - C

Floor Area - 495.00 sq ft



### THE LOCATION

In recent years St Ives has become one of Europe's premier holiday destinations, famed not only for its beautiful beaches and coastal paths but also for the maze of narrow, cobbled streets packed with restaurants, galleries, cafés and local bars. There are five sandy beaches, including neighbouring Carbis Bay, three of which are award-winning, blue flag beaches; the coastal paths provide a treat for walkers and bird-watchers alike. The property is located within the heart of the town and is only a short walk away from the picturesque harbourside and beaches. The property benefits from parking for two cars in tandem immediately to the front of the property.

### ENTRANCE

Double glazed stable type door opening into:

### LIVING ROOM

15'5" x 11'6" (4.7 x 3.51)

Footwell mat. Carpeted turning stairs rising to the first floor. Wooden flooring with a central carpet inset. Radiator. Feature ornamental fireplace with a wooden lintel above. Sash window to the front aspect. Open beam ceiling. Opening through into:

### KITCHEN/BREAKFAST ROOM

11'5" x 8'3" (3.48 x 2.51)

Tiled flooring. Radiator. Base level units and drawers offering rolled edge work surfaces above with an integrated 4 ring hob with an extractor fan above and double oven grill below. Integrated stainless steel sink drainer. Eye level units. sash window to the front aspect. Wall mounted gas boiler. Exposed beams.

Returning to the living room there are carpeted stairs rising to the first floor landing with hand rail and spindles below.

### BEDROOM

9'0" x 7'3" (2.74 x 2.21)

Carpet. Radiator. Exposed beams and 'A' frames. Velux window. Storage cupboard

### BEDROOM

9'4" x 7'4" (2.84 x 2.24)

Carpet. Radiator. Sash window to the front aspect. Exposed beams and 'A' frames.

### BATHROOM

Dual flush low level W/c. Pedestal hand wash basin. 3/4 size seat bath with mixer tap above with a separate shower hand attachment. Shower cubicle with tiled surrounds and splashbacks with shower above off the mains. Radiator. Velux window.

### OUTSIDE

Immediately to the front of the property is parking for 2 cars in tandem.

### COUNCIL TAX

Band C





## Directions To Property

Head down into St Ives town. Follow along the harbour and at the Sloop turn left into Fish Street. At the T junction at the Mermaid proceed straight over and the property will be found on the right.

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## Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(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	