

# Parc An Creet

St. Ives

TR26 2ES

Offers In The Region Of  
£400,000

- DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR 4 TO 5 CARS
- LARGE LAWN SIDE GARDEN
- ENCLOSED REAR GARDEN
- NEW DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING
- FITTED KITCHEN BREAKFAST ROOM
  - SHOWER ROOM
  - VIEWING ADVISED



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Tenure - Freehold

Council Tax Band - C

Floor Area - 807.29 sq ft



### The Property and Location

Located away from the centre of St Ives, yet within walking distance of the towns many amenities including leisure centre local schools and Co-op. The three award wining beaches and picturesque harbourside all also within walking distance. St Ives offers a vibrant and active community along with being one of the Uk's foremost holidaying destinations benefitting from a picturesque harbourside and maze of cobbled streets that offer a wide variety of quality restaurants and café bars.

The property has been completely refurbished throughout by the current vendor and offers spacious living. There are two double bedrooms a spacious lounge and quality fitted kitchen with a number of integral appliances. The garden and driveway parking that the property offers is a real feature of the home. there is parking for 4 to 5 cars and a large lawn garden to the side. to the rear is an enclosed paved garden creating the ideal sunbathing or Alfresco dining area. This is a great 2 bedroom detached bungalow which must be viewed to avoid disappointment

### Entrance

Composite front door with central leaded window with obscure picture windows to either side opening into:

### Reception Hall

Laminate flooring. Radiator. Cloaks cupboard. Doors opening into:

### Living Room

13'11 x 13'10 (4.24m x 4.22m)

Laminate flooring. Radiator. Double glazed window to the front aspect. Door into:

### Kitchen

10'08 x 10'04 (3.25m x 3.15m)

laminate flooring. Radiator. Cupboard housing the gas boiler and two further storage cupboards. Base level units and drawers incorporating a dishwasher, washing machine and fridge and freezer. Eye level oven grill with a combi microwave above. Worksurfaces incorporating a 4 ring electric hob with extractor

fan above. Integrated 1 1/4 stainless steel sink drainer with tiled splashbacks and surrounds. Eye level units. Breakfast bar. Double glazed window to the rear aspect. Double glazed door opening onto the enclosed rear garden.

Returning to the reception hall there are further doors opening into:

### Bedroom

14'04 x 11'04 (4.37m x 3.45m)

Laminate flooring. Radiator. Double glazed window to the front aspect.

### Bedroom

10'06 x 9'11 (3.20m x 3.02m)

laminate flooring. Radiator. Double glazed window to the rear aspect.

### Shower Room

8'01 x 5'05 (2.46m x 1.65m)

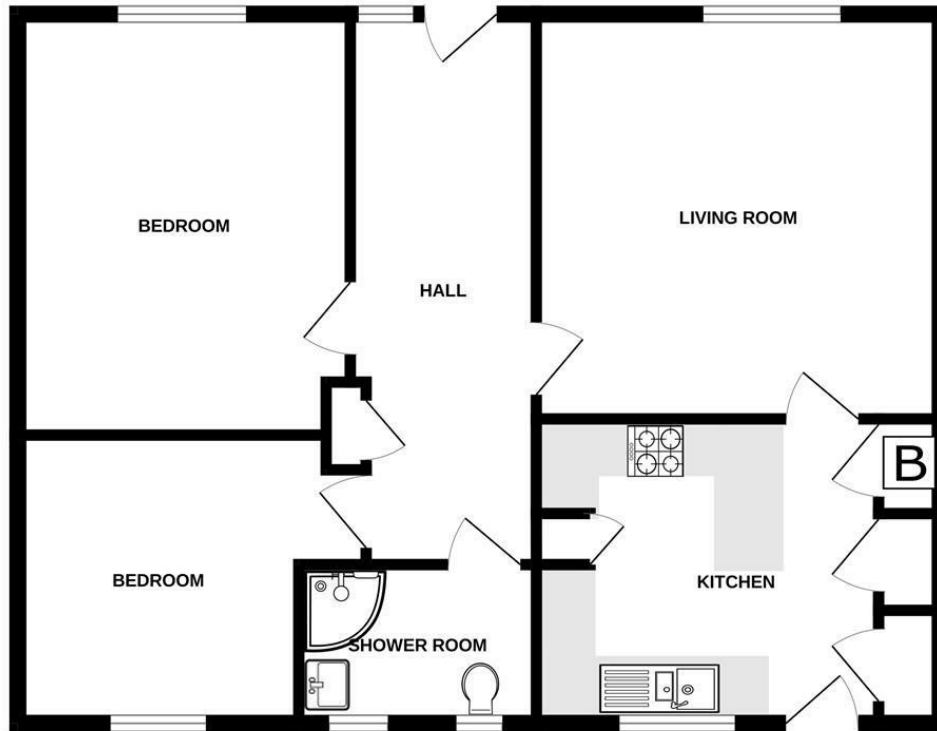
Tiled flooring. Dual flush low level W/c. vanity hand wash basin set into a unit with vanity drawers below and a wall mounted mirror front vanity cupboard above. Corner shower with an electric shower above and glazed sliding doors. Ladder towel rail. Extractor fan. Full tiled surrounds and splashbacks. Obscure double glazed window to the rear aspect and an obscure double glazed picture window to the rear aspect.

### Outside

To the front of the property is a pathway leading to the front door with low maintenance gravelled garden to either side with raised flowerbeds housing mature lavender plants. To the right of the property is gated access leading through to the rear garden. To the left is brick paved driveway parking for 4 to 5 cars, to the side of the parking area is a large area of lawn garden that is enclosed by walling. From the driveway area is gated access leading into the enclosed rear garden which is paved and bounded by low level Cornish walls and fencing.



GROUND FLOOR  
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

Head up The Sternack passing over the two sets of mini roundabouts. After passing the Co-op take the second right turn into Parc an Creet. Continue up the hill and the property will be found on your right.

## Contact Us

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