



Polwithen Drive

St. Ives

TR26 2SN

Asking Price £425,000

- TWO BEDROOM DETACHED BUNGALOW
- IMPECCABLY PRESENTED
- SPACIOUS LIVING ACCOMMODATION
- KITCHEN DINER
- SUNNY AND PRIVATE GARDEN
- DETACHED GARAGE AND OFFROAD PARKING



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1073.00 sq ft



Obscured double glazed front door with double glazed obscured side window.

ENTRANCE HALLWAY

15'4 x 6'7 (4.67m x 2.01m)

Oak flooring, radiator, loft hatch, built in storage cupboard, door into...

LOUNGE

15'11 x 14'11 (4.85m x 4.55m)

A spacious dual aspect room with oak flooring, electric fire with feature fireplace, radiator.

KITCHEN DINER

21'2 x 10'2 (6.45m x 3.10m)

A spacious open plan kitchen / diner with fitted, modern high gloss kitchen units, quartz work surfacing with quartz upstand. Four ring electric hob with contemporary styled extractor above, electric double oven below. Integrated fridge and freezer, space for washing machine, stainless steel, glass and acrylic one and a half bowl sink and drainer with mixer tap, double glazed window to the front.

Cupboard housing combination gas boiler. Useful built in cupboard.

DINING AREA - Oak flooring, space for table and chairs, double glazed window to the rear, built in cupboard.

BEDROOM 1

11'10 x 10'10 (3.61m x 3.30m)

Oak flooring, double glazed window to the front, radiator, two built in wardrobes.

BEDROOM 2

11'10 x 10'1 (3.61m x 3.07m)

Oak flooring, two built in wardrobes, double glazed window to the rear with garden views, radiator.

BATHROOM

8'7 x 5'7 (2.62m x 1.70m)

Fitted with a panel enclosed bath with mains fed shower over, mixer tap, obscured double glazed window to the side, tiled

surround, low level w/c, wash hand basin with vanity unit below, mirror with shaver socket above. Tiled floor, heated towel rail, ceiling mounted spot lights and extractor fan.

OUTSIDE

There is a driveway providing parking for up to two cars, leading to...

GARAGE

16'11 x 8' (5.16m x 2.44m)

A detached garage with a pitched roof, fitted with a roller door, window to the side. Work bench to the rear with space beneath for fridge and tumble drier. Pedestrian door to the side.

FRONT GARDEN

There is a landscaped front garden, laid to lawn with flower bed borders which wraps around to the side of the property. Pathway leads to the front door.

Gated access from the driveway leads into...

REAR GARDEN

Enjoying a sunny aspect and a high degree of privacy, the rear garden is laid to lawn with a raised rockery, flower beds, pond and water feature.

The garden is enclosed by fencing, with space for two bench seats, a paved pathway leads to a paved patio area with space for washing line and a useful storage area.

MATERIAL INFORMATION

Verified Material Information

Asking price: Offers in excess of £425,000

Council tax band: D

Council tax annual charge: £2425 a year (£202.08 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

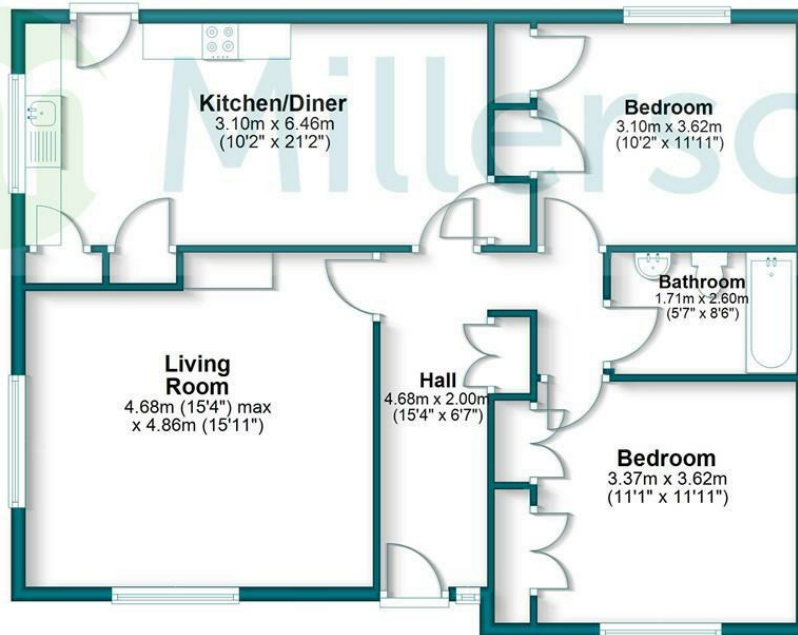
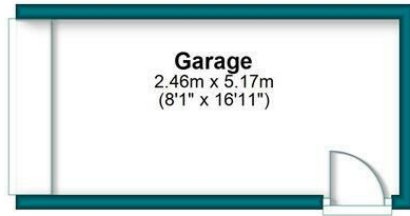


Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent
Parking: Driveway and Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: Survey Instructed
All information is provided without warranty. Contains HM
Land Registry data © Crown copyright and database right
2021. This data is licensed under the Open Government
Licence v3.0.



The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Ground Floor
Approx. 99.7 sq. metres (1073.5 sq. feet)



Total area: approx. 99.7 sq. metres (1073.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

Millerson Estate Agents
50 Fore Street
Hayle
Cornwall
TR27 4DY
E: hayle@millerson.com
T: 01736 754115
www.millerson.com

Valuation Request

