

**Porthmeor Court**  
**Porthmeor Road**  
**St. Ives**  
**TR26 1NP**  
**Asking Price £550,000**

- Just Yards From Porthmeor Beach
  - 3 bedrooms
  - Lounge Dining Room
    - Kitchen
    - Parking
  - Ideal Holiday Let
- Can be Sold Fully Furnished
- Set Within Courtyard Setting
- Viewing Advised
  - Epc F35



Tenure - Share of Freehold

Council Tax Band - D

Floor Area - 893.41 sq ft



Part glazed, stable style door opening into...

#### OPEN PLAN LOUNGE DINER

20'7 x 15'4 max into stairs narrowing to 12'4 (6.27m x 4.67m max into stairs narrowing to 3.76m)

Fitted carpet, two sash windows to the front, four wall light, electric night storage heaters, stairs to first floor level, door into shower room and door into...

#### KITCHEN

9'8 x 6'8 (2.95m x 2.03m)

Fitted with a range of shaker style base and wall mounted kitchen units with roll top work surfacing over. Tiled floor, space for fridge freezer, washing machine and cooker, with extractor above and tiled splash back. Stainless steel sink and drainer with mixer tap.

From the lounge, a door leads into a recessed storage area providing space for coats and shoes and beach equipment. Door leading into...

#### SHOWER ROOM

7'9 x 4'4 (2.36m x 1.32m)

Step up to shower cubicle with electric shower, tiled surround, glass door and screen. Pedestal wash hand basin, low level w/c, wall mounted electric heater, tiled flooring. Door into useful understairs storage cupboard.

Staircase rising to...

#### FIRST FLOOR LANDING

Fitted carpet, stairs to second floor, understairs storage cupboard, door into...

#### BEDROOM

7'10 x 6'11 9maximum measurement) (2.39m x 2.11m 2.74mmaximum measurement))

Fitted carpet, sash window to the front , boxed in area over staircase with hanging rail above, part sloping ceiling.

On the first floor landing, a staircase leads to...

#### SECOND FLOOR LANDING

Fitted carpet, window to the front, various doors leading off. Door into airing cupboard, housing hot water cylinder. Door leading to...

#### BEDROOM

16'8 x 7'7 (maximum measurement) (5.08m x 2.31m (maximum measurement))

Fitted carpet, electric night storage heater, window to the front.

#### BEDROOM

13'8 x 8'4 (maximum measurement) (4.17m x 2.54m (maximum measurement))

Fitted carpet, electric night storage unit, window to the side.

#### BATHROOM

9'x 4'6 (2.74mx 1.37m)

Panel enclosed bath with electric shower over, mixer tap with shower wand attachment. Wash hand basin with vanity unit below, low level w/c, vinyl flooring, obscured window to the front, inset ceiling spot lights, wall mounted electric heater.

#### OUTSIDE

To the front of the property is a communal courtyard. There are steps leading up to the rear where the allocated space is located for one car.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Council tax annual charge: £2221.39 a year (£185.12 a month)

Tenure: Share of Freehold

Property type: Flat

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains



Heating: Room heaters only  
Heating features: Night storage  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent,  
Three - Excellent, EE - Excellent  
Parking: Private, Rear, Covered, and Off Street  
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: Yes  
Coastal erosion risk: Yes  
Planning permission issues: No  
Accessibility and adaptations: Level access  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: F

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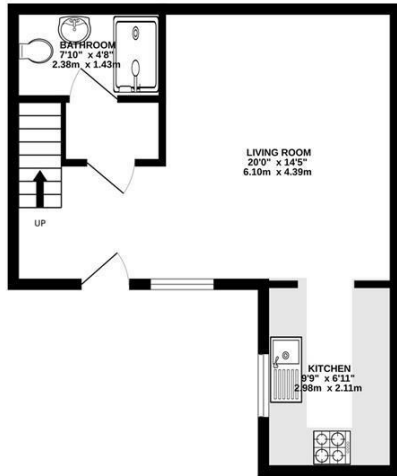


The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

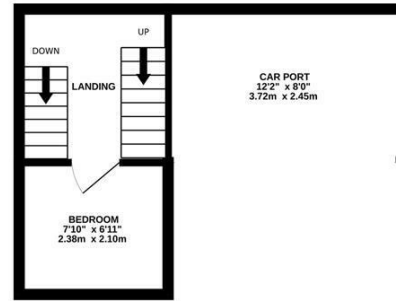
## Directions To Property

From the harbour proceed up Fish Steet and upon reaching The Mermaid turn left and the right into Porthmeor Road. Follow the road down and around to the right where Porthmeor Court will be found on your right

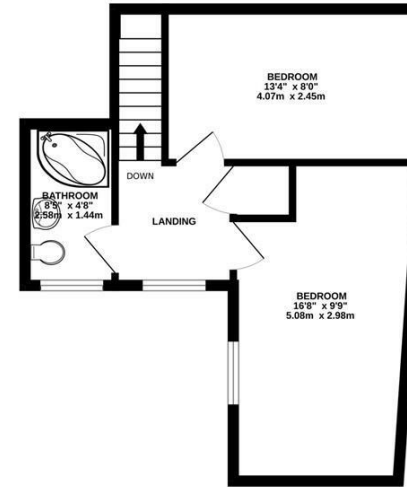
GROUND FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
215 sq.ft. (19.9 sq.m.) approx.



2ND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E	35		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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