



# The Terrace

## St. Ives

### TR26 2BL

Asking Price £850,000

- A WELL PRESENTED FOUR BEDROOM TOWNHOUSE
- TWO ENSUITE BEDROOMS
- SPACIOUS LIVING ACCOMMODATION
- DRIVEWAY PROVIDING OFFROAD PARKING
- GARDEN AND COURTYARD
- CENTRALLY LOCATED WITHIN ST IVES
- CAN BE SOLD FURNISHED AND EQUIPPED



 **Millerson**  
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Tenure - Freehold

Council Tax Band - Exempt

Floor Area - 1341.00 sq ft



4



3



2



F26

Entrance door into...

#### ENTRANCE HALLWAY

Feature, real terracotta brick Parquet flooring, ornate cornice, cast iron radiator, coats hooks, staircase leading to first floor level, useful understairs cupboard, window to the rear, door into lounge and dining room. Door into...

#### KITCHEN

11' x 10'7 (3.35m x 3.23m)

Shaker style kitchen with wood work top, Belfast sink with mixer tap, space for dishwasher and freestanding cooker.

Window to the side and glazed door, beamed ceiling, space fridge freezer, and freestanding island unit, real terracotta brick Parquet flooring

#### SITTING ROOM

12'1 x 11'7 (3.68m x 3.53m)

Exposed floor boards, ornate ceiling coving, radiator, wooden sash window to the front, picture rail, recessed storage and built in cupboard.

#### LOUNGE/DINING ROOM

23'11 x 11'7 (max measurement into bay) (7.29m x 3.53m (max measurement into bay))

A spacious open plan room with painted floor boards, open fireplace with recessed storage area for logs, built in cupboard with part glazed door.

Wooden sash window to the front with wooden shutters, space for large dining table and chairs, radiator.

Lounge- Glazed window to the side and rear, glazed door to the side, recess for log storage.

From the entrance hallway, stairs lead up to...

#### FIRST FLOOR LANDING

Step up, leading to further landing, with useful built in cupboards, step up, leading into...

#### ENSUITE BEDROOM 1

12'5 x 10'4 (3.78m x 3.15m)

Wooden floor boards, picture rail, sash window to the front. Door leading into...

#### ENSUITE BATHROOM

7' x 3'11 (2.13m x 1.19m)

Fitted with an impressive, roll top, copper bath with mixer taps. Sash window to the front, heated towel rail.

#### ENSUITE BEDROOM 2

12'6 x 9'10 (3.81m x 3.00m)

Painted floor boards, decorative fireplace, sash window to the front, radiator, door into...

#### ENSUITE SHOWER ROOM

6'11 x 4'7 (2.11m x 1.40m)

Large shower cubicle with drencher shower head over, tiled surround, wall mounted wash hand basin with mixer tap, low level w/c. Two wall lights, loft access, wooden floor boards and heated towel rail.

#### BEDROOM 3

14'6 x 9'9 (4.42m x 2.97m)

Exposed floor boards, feature cast iron fireplace, with slate hearth, tiled surround and wooden mantle over.

Wooden sash window to the rear, built in cupboard, and further storage cupboards.

#### BEDROOM 4

9'9 x 8'3 (2.97m x 2.51m)

Painted floor boards, small sash window to the rear, radiator.

#### BATHROOM

6'10 x 5'4 (2.08m x 1.63m)

Victorian style claw foot, roll top bath with mixer tap, fixed head shower over. Pedestal wash hand basin, low level w/c, tiled flooring, sash window to the rear, heated towel rail.

#### W/C

5'7 x 2'10 (1.70m x 0.86m)

Low level w/c, brick effect flooring, obscured window to the rear.

#### OUTSIDE

The front of the property is accessed directly off the Terrace, whilst access at the rear leads to a gravel driveway providing off road parking for up to 3-4 cars, enclosed by walling with gated access and steps down to...

#### GARDEN

Laid mainly to lawn enjoying a sunny aspect, with mature shrubs, bushes and palm trees.

Steps down to...

#### LOWER COURTYARD

A great space for alfresco dining, with space for table and chairs, and offering a high degree of privacy.

Steps up to a block built store housing a gas fired boiler and hot water cylinder.

Door leading into the kitchen.

#### MATERIAL INFORMATION

Verified Material Information



Asking price: Guide price £850,000

Council tax band: D

Council tax annual charge: £2342.54 a year (£195.21 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 3 bathrooms, 2 reception rooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Private and Driveway

Building safety issues: No

Restrictions - Listed Building: Grade II

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None







The Terrace, St. Ives, TR26 2BL



Public right of way: No

Long-term flood risk: No

Coastal erosion risk: Yes

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

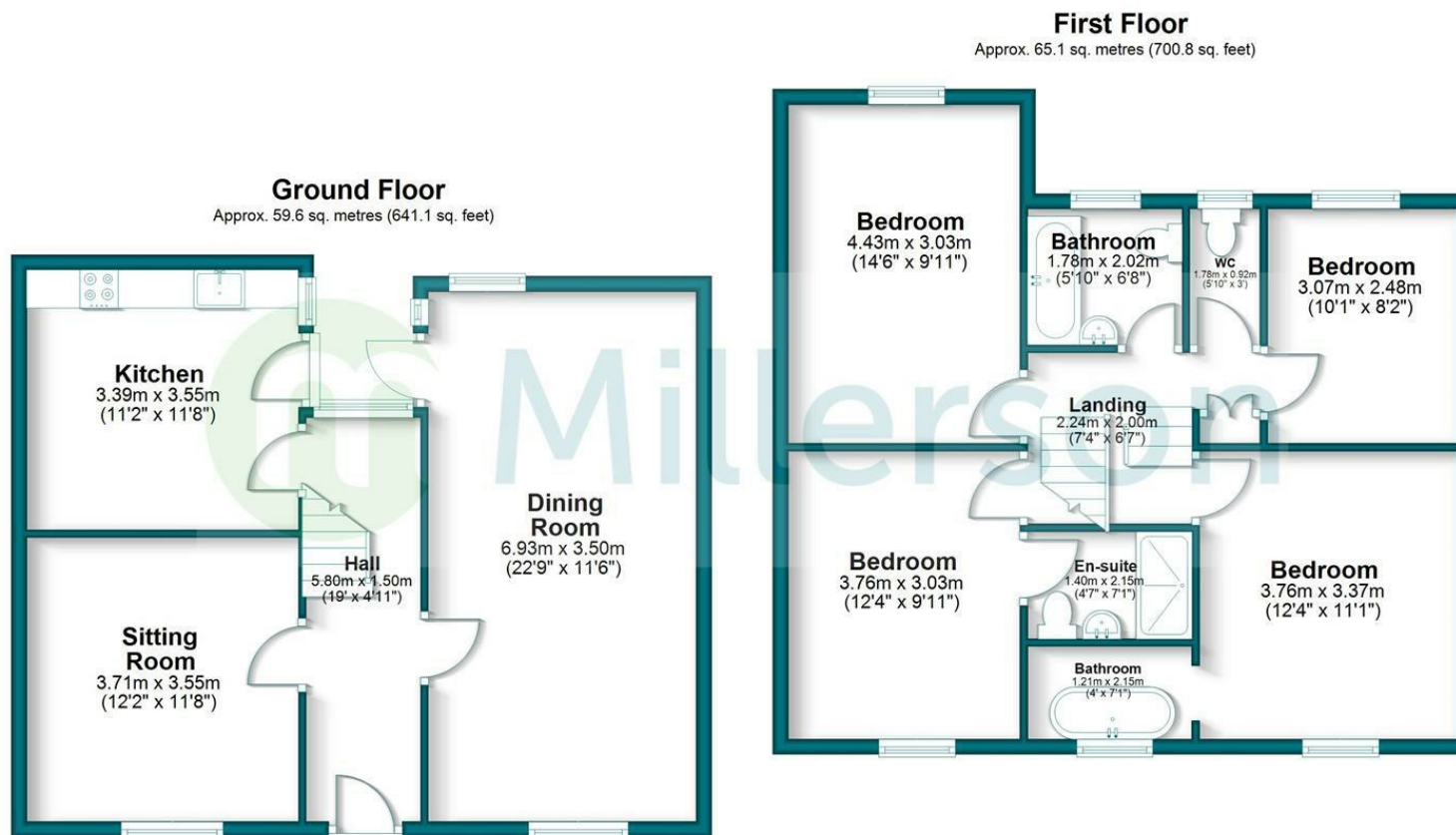
Non-coal mining area: Yes

Energy Performance rating: No Certificate

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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.





Total area: approx. 124.7 sq. metres (1341.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			55
(39-54) <b>E</b>		26	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request



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